

General Plan, General Development Plan, Supplemental Sectional Planning Area, and Planned Community Amendments

Vacant Property South –Side Eastlake Drive between Ridgewater Drive
and SR-125

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General Plan Amendment

Amended Documents:

General Plan Land Use Diagram

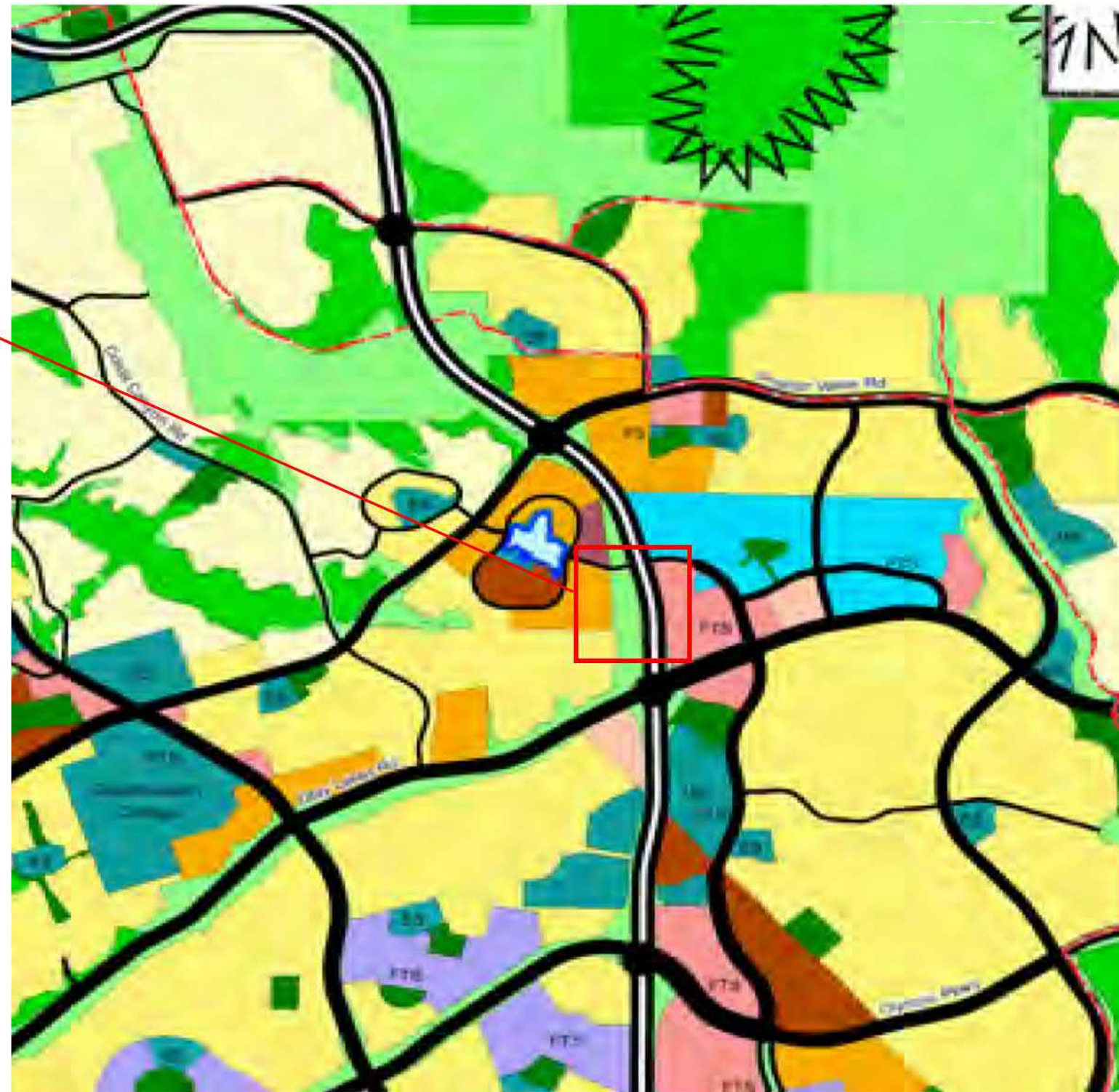
Table 5.6 (Land Use And Transportation Element)

Table 5.7 (Land Use And Transportation Element)

General Plan Land Use Diagram

Existing

General Plan Land Use Change Area



Notes:
 (*) See Chula Vista MSCP Subarea Plan for precise boundaries of the MSCP preserve and associated designations.
 (***) Development areas depicted on the diagram have been acquired by public/quasi-public agencies to be p...



LEGEND

LAND USE

RESIDENTIAL	du/ac
Low	0-3
Low - Medium	3-6
Medium	6-11
Medium - High	11-18
High	18-27
Urban Core	28-60
Bayfront High	60-115

COMMERCIAL
Professional & Office
Commercial Retail
Commercial Visitor

MIXED USE
Mixed Use Residential
Mixed Use Commercial
Transit Focus Area

INDUSTRIAL
Limited Industrial
General Industrial
Regional Technology Park

OPEN SPACE, PARKS, & PUBLIC / QUASI-PUBLIC
Open Space-Active Recreation
Open Space
Open Space Preserve (*)
Parks & Recreation
Public & Quasi-Public
Water
Areas Acquired for Open Space (**)

SPECIAL PLAN AREAS
Eastern Urban Center
Resort
Town Center
University Study Area

PUBLIC FACILITIES

HS High School
MS Middle School
ES Elementary School
CC Civic Center
FS Fire Station
L Library
TS Transit Station/Stop
FTS Future Transit Station/Stop

Future - Community Park
Future - Neighborhood Park
Future - Schools (***)
Greenbelt Trail System
General Plan Boundary
River or Stream

CIRCULATION SYSTEM

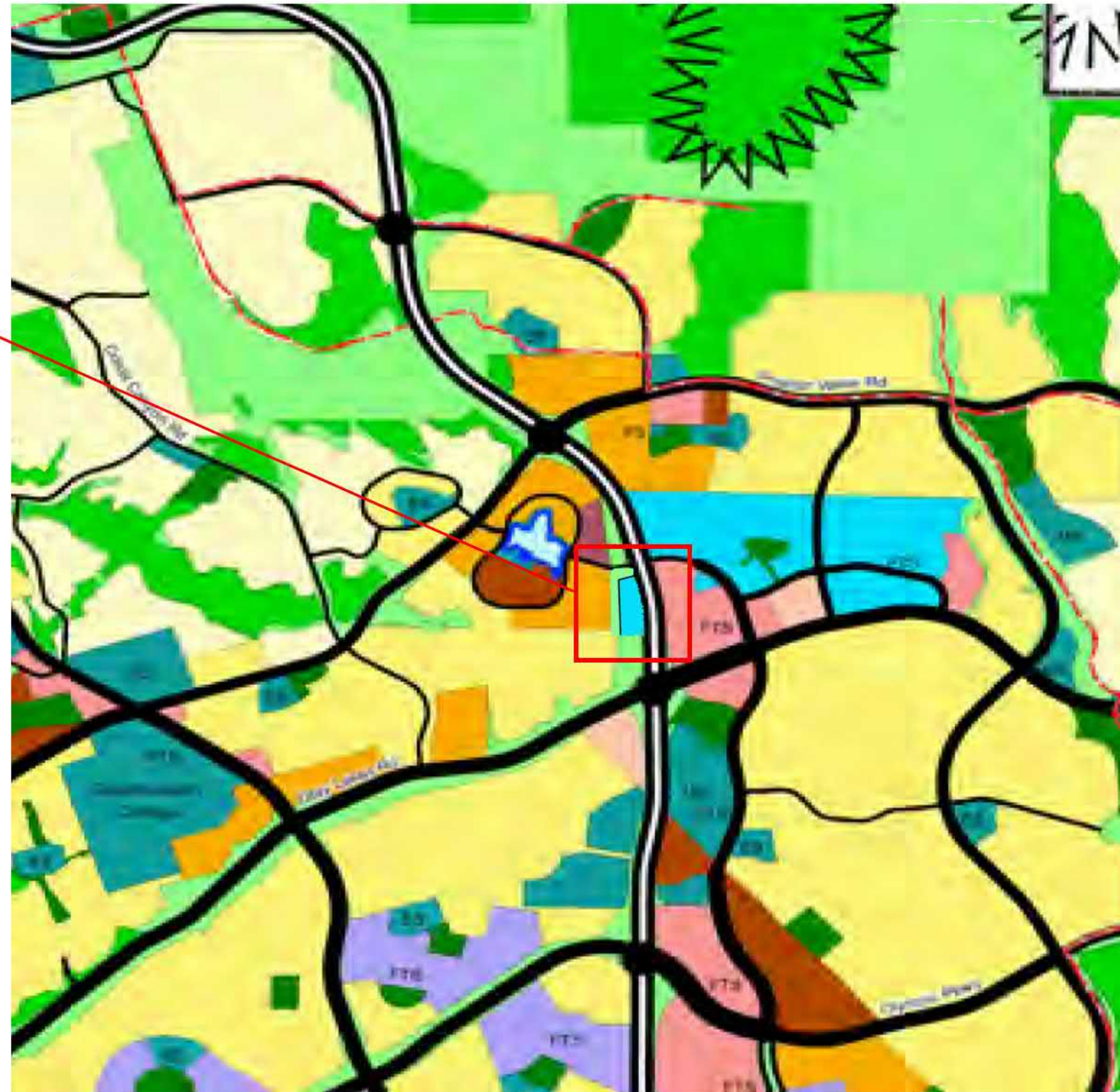
Freeway or Tollway	Major Street (4 Lane)
Expressway (7 or 8 Lane)	Town Center Arterial
Prime Arterial (6 Lane)	Class I Collector
Major Street (6 Lane)	Other Roads
Gateway Street (6 Lane)	
Gateway Street (4 Lane)	
Urban Arterial (4 Lane)	
Commercial Boulevard (4 Lane)	
Downtown Promenade (2/4 Lane)	



General Plan Land Use Diagram

Proposed

General Plan Land Use Change Area



Notes:
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LEGEND

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COMMERCIAL	MIXED USE
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SPECIAL PLAN AREAS
Eastern Urban Center
Resort
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PUBLIC FACILITIES
HS High School
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Greenbelt Trail System
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River or Stream

CIRCULATION SYSTEM
Freeway or Tollway
Expressway (7 or 8 Lane)
Prime Arterial (6 Lane)
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Urban Arterial (4 Lane)
Commercial Boulevard (4 Lane)
Downtown Promenade (2/4 Lane)

Major Street (4 Lane)
Town Center Arterial
Class I Collector
Other Roads





LAND USE AND TRANSPORTATION ELEMENT CHAPTER 5

**TABLE 5-6
GENERAL PLAN LAND USE DISTRIBUTION IN 2030 (ACREAGES)**

General Plan Land Use Designation	Total General Plan Area	Bay-front	North-west	South-west	East		
					East Chula Vista Subareas	Unincorp. Sweet-water Subarea	Unincorp. Otay Ranch Subarea
RESIDENTIAL							
Low	6,977		64		1,560	2,453 ¹	2,900
Low Medium	8,010		1,354	1,401	4,737	307	211
Medium	1,604		187	288	1,025	32	72
Medium High	665		143	113	312		97
High	525		124	253	148		
Urban Core	84		84				
Bayfront High	14	14					
COMMERCIAL							
Retail	826		115	202	477	32	
Visitor	148	135	11	2			
Professional & Admin.	160	13	61	7	67	12	
MIXED USE							
Mixed Use Residential	933		174	98	611		50
Mixed Use Commercial	135	25	37	58	15		
Mixed Use Transit Focus Area	122		83	39			
INDUSTRIAL							
Limited Industrial	1,876	62	116	384	1,098		216
Regional Technology Park	85				85		
General Industrial	175	175					
PUBLIC, QUASI PUBLIC AND OPEN SPACE							
Public/Quasi-Public	2,901	55	225	321	1,880	381	39
Parks and Recreation	978	74	73	106	606	88	31
Open Space	7,314	100	215	617	3,587	1,101	1,694
Open Space Preserve	16,926	362	18	97	4,582	1,997	9,870
Open Space – Active Recreation	375	8	44		323		
Water	2,672	1,498				9	1,165
SPECIAL PLANNING AREA							
Eastern Urban Center	266				266		
Resort	230						230
Town Center	85				85		
OTHER²							
	4,606	99	866	829	2,343	408	61
TOTAL ACRES	58,692	2,620	3,994	4,815	23,807	6,820	16,636

1-The unincorporated portion of the Northwest Planning Area (87 acres of Residential Low) is included in the Unincorporated Sweetwater Subarea column only.

2-Streets, freeways, utility right-of-ways



LAND USE AND TRANSPORTATION ELEMENT CHAPTER 5

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Mixed Use Commercial	135	25	37	58	15		
Mixed Use Transit Focus Area	122		83	39			
INDUSTRIAL							
Limited Industrial	1,885 1,876	62	116	384	1,107 1,098		216
Regional Technology Park	85				85		
General Industrial	175	175					
PUBLIC, QUASI PUBLIC AND OPEN SPACE							
Public/Quasi-Public	2,901	55	225	321	1,880	381	39
Parks and Recreation	978	74	73	106	606	88	31
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LAND USE AND TRANSPORTATION ELEMENT CHAPTER 5

**TABLE 5-7
GENERAL PLAN LAND USE IN 2030**

General Plan Land Use Designation	2030 Acres	2030 Dwelling Units
RESIDENTIAL		
Low	6,977	8,232
Low Medium	8,010	41,286
Medium	1,604	16,159
Medium High	665	10,314
High	525	15,382
Urban Core	84	3,830
Bayfront High	14	1,500
COMMERCIAL		
Retail	826	
Visitor	148	
Professional & Admin.	160	
MIXED USE		
Mixed Use Residential	933	17,639
Mixed Use Commercial	135	
Mixed Use Transit Focus Area	122	3,782
INDUSTRIAL		
Limited Industrial	1,876	
Regional Technology Park	85	
General Industrial	175	
PUBLIC, QUASI PUBLIC AND OPEN SPACE		
Public/Quasi-Public	2,901	
Parks and Recreation	978	
Open Space	7,314	
Open Space Preserve	16,926	
Open Space – Active Recreation	375	
Water	2,672	
SPECIAL PLANNING AREA		
Eastern Urban Center	266	4,905
Resort	230	
Town Center	85	1,929
OTHER*		
	4,606	
TOTAL ACRES	58,692	124,958

* Streets, freeways, utility right-of-ways

LAND USE AND TRANSPORTATION ELEMENT CHAPTER 5

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General Development Plan Amendment

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GENERAL DEVELOPMENT PLAN

EAST LAKE II

INCLUDES THE FOLLOWING SPAs:

**EASTLAKE I, EASTLAKE II (EASTLAKE GREENS & TRAILS),
SALT CREEK I, BUSINESS CENTER II
AND VILLAGE CENTER NORTH**

ADOPTED NOVEMBER 16, 1999
BY RESOLUTION NO 19666

**Ordinance No. 3018
Resolution No. 2005-28
Adopted August 23, 2005**

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**Amended December 18, 2007
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**Amended September 20, 2011
By Ordinance No. 3203**

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**Amended
By Ordinance No.**

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Email: kcrabtree@hunsakersd.com
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GENERAL DEVELOPMENT PLAN (GDP)

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I.1.1 Introduction & Background

I.1.1.1 Introduction

The EastLake II General Development Plan (GDP) provides a policy bridge between the Chula Vista General Plan and the detailed planning provided in Sectional Planning Area (SPA) Plans for the EastLake 11 area (see Vicinity Map, Exhibit 1).

This GDP establishes Land Use Districts and defines intensity of development permitted in each district. This GDP is the second in a series of planning documents and programs that will guide the development of the EastLake 11 area, with the first being the Chula Vista General Plan. Following the adoption of the General Plan and GDP, individual SPA Plans will further detail the planning policies and programs that will administer and regulate development. The GDP and the SPA Plans are required components of Planned Community (PC) Zoning and have been established in accordance with Sections 65450 through 65553 of the State of California Government Code and Sections 1907.010 through 1907.030 of the City of Chula Vista Municipal Code and apply to the property outlined by the General Development Plan boundary shown on Exhibit 2.

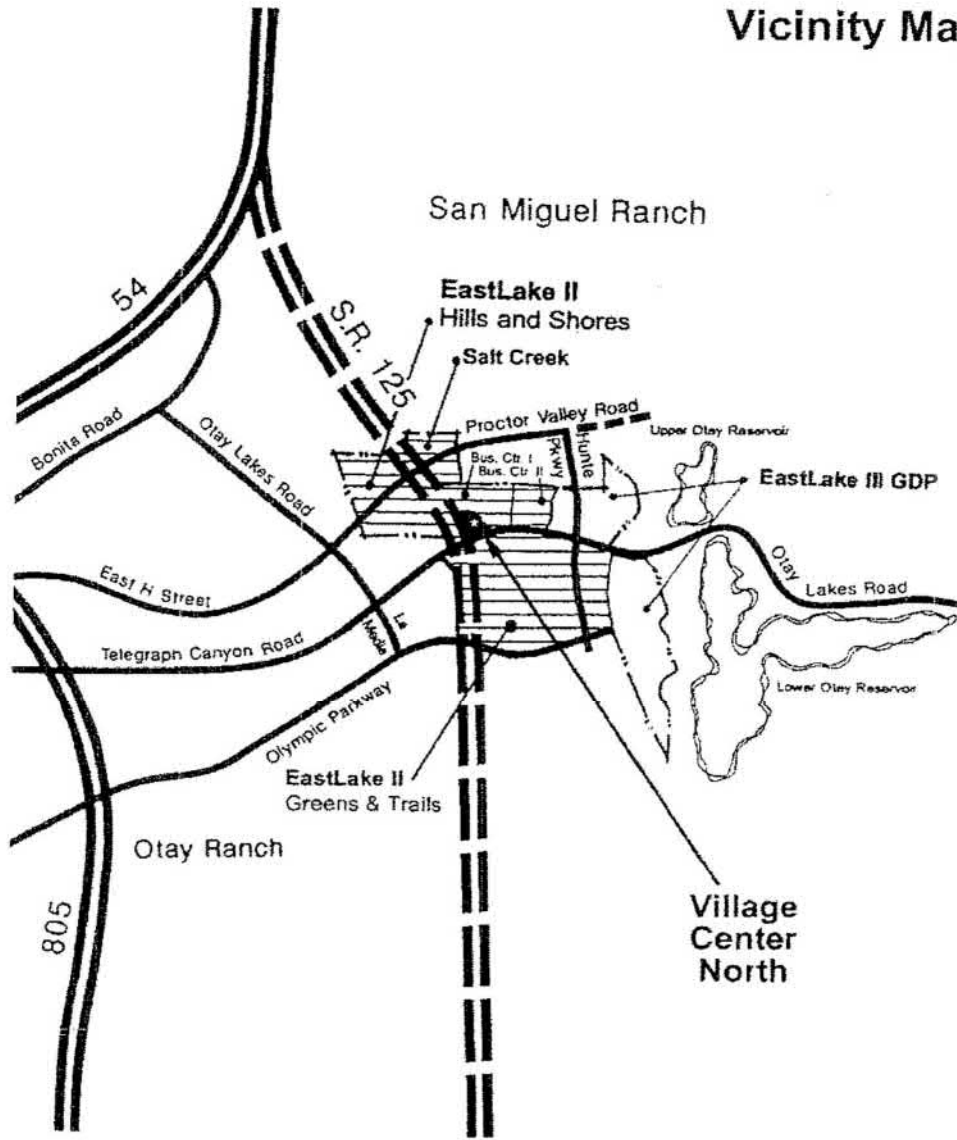
I.1.1.2 Background

The General Development Plan for EastLake I, which includes approximately forty percent of the property, was established as the EastLake I General Development Plan in August 1982. SPA's (neighborhoods) developed in EastLake 1 GDP area include EastLake Shores, EastLake Hills, Salt Creek 1, Village Center North, and the EastLake Business Center I and II. Refer to Exhibits 2 and 3.

The EastLake Village Center North Supplemental SPA, includes Commercial, Office Professional and Business Center. The component of the Village Center south of Otay Lakes Road is included in the EastLake II SPA (Trails and Greens Neighborhoods) and is limited to Commercial uses.

The second major increment of the EastLake Community was the planning of the EastLake Greens and EastLake Trails neighborhoods, located east of the proposed alignment of SR-125, between Otay Lakes Road, and Olympic Parkway. This second phase was merged with the EastLake I GDP and the two areas are now known as the EastLake II GDP.

Vicinity Map



EASTLAKE
A PLANNED COMMUNITY BY EASTLAKE DEVELOPMENT CO.

East Land Planning
10/1/01

Exhibit 1

General Development Plan Boundaries

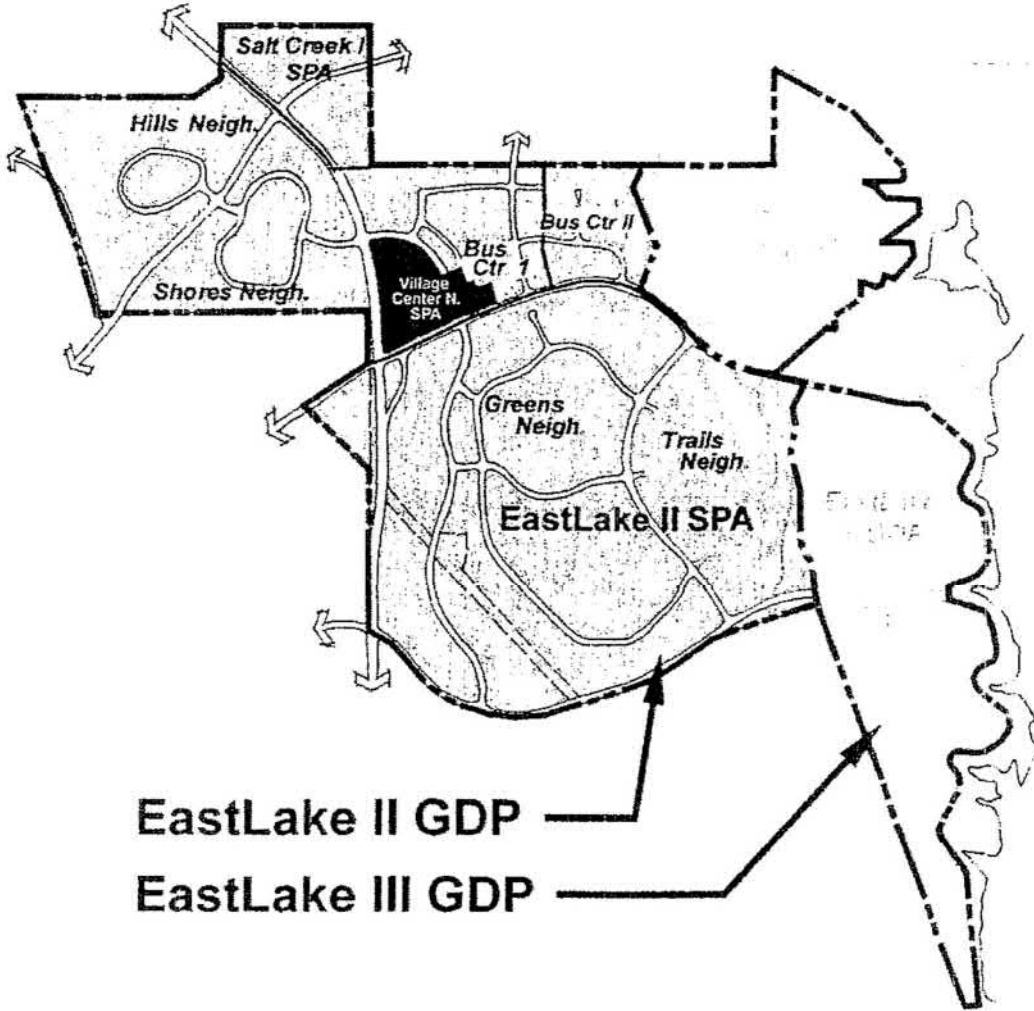


Exhibit 2

Adopted SPA Boundaries

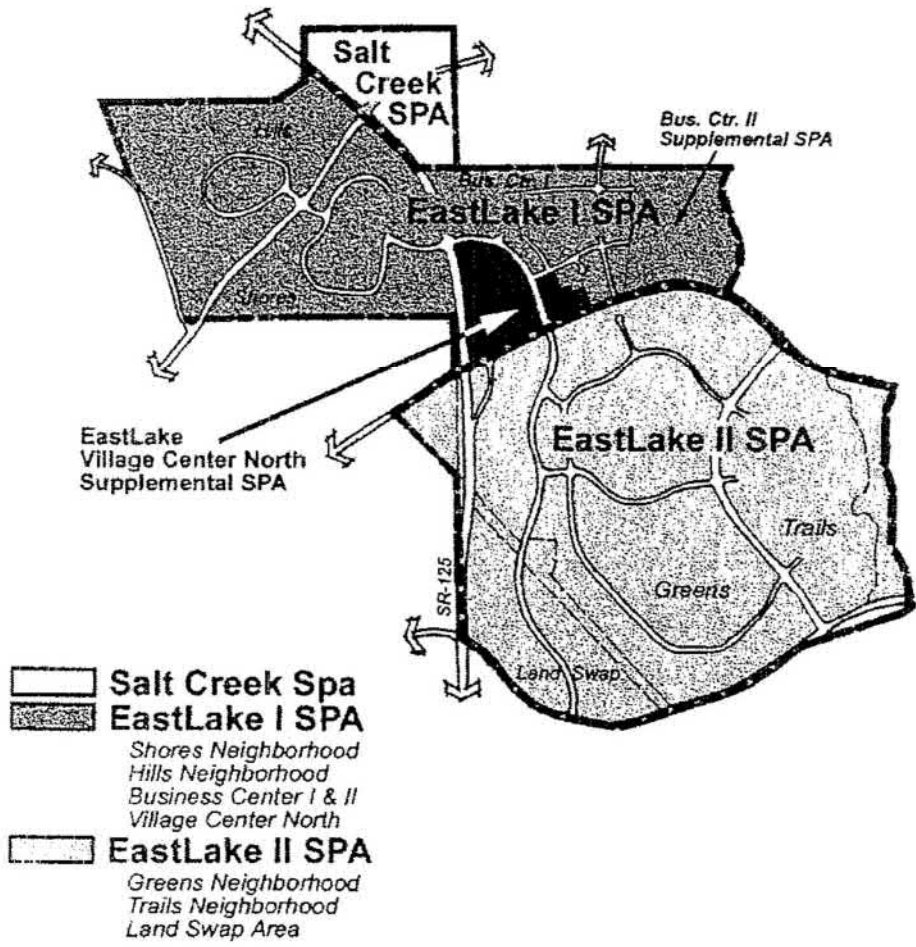


Exhibit 3

I.1.2 Record of Amendments

I.1.2.1 The 1994 General Development Plan Amendment

All of the original EastLake property has been annexed to the City. After that annexation, EastLake made an exchange of property with the Otay Ranch involving parcels known as the Land Swap Property. This amendment incorporated a portion of the Land Swap (22, 7 acres) into the EastLake Greens SPA for annexation to the City of Chula Vista. The balance of the Land Swap Property is to be the subject of a future action

In addition, the EastLake Greens SPA was originally proposed to contain five parcels for higher density housing. These parcels were given an interim density designation in the SPA approval process. This amendment revises these interim designations to permanent designations to maintain the overall community character.

I.2.2.2 The 1995 Amendment

This amendment relocated one public and one private park in the southern part of EastLake Greens to create more useable park sites. As a result of these park relocations, one residential parcel was eliminated and a public/quasi-public site was enlarged. These changes reduced the residential density in EastLake Greens by 1333 units. Density transfers and boundary adjustments were made as a result of these changes. One density transfer of significance was the conversion of a parcel south of the EastLake High School from its "Interim Designation" to a permanent designation of "Medium-High", which is consistent with the General Plan for this parcel. No changes to existing conditions were proposed in the northern portion of EastLake Greens, EastLake Trails or EastLake I Planning Areas.

I.1.2.3 The 1998 Amendment

The amendment consisted of modifying and rearranging the EastLake Trails land uses and incorporating 1335 acres (Northern and Southern "Land Swap" Parcels) to the EastLake II GDP, EastLake Greens SPA and associated regulatory documents. The following paragraphs describe the amendment in more detail.

The Northern "Land Swap" Parcel - The Northern "Land Swap" parcel is designated for Professional and Administrative Commercial in the General Plan, and the same land use designation in the EastLake II GDP, (EastLake Greens Neighborhood)

The Southern "Land Swap" Parcel - The Southern "Land Swap" parcel is bisected by the extension of EastLake Parkway creating two parcels. These two parcels are zoned PC and, under the City's General Plan, have been designated Retail Commercial and Medium-High density residential. The parcel west of EastLake Parkway was designated Freeway Commercial, allowing large retail operations such as Home Depot, K-Mart, etc. The parcel east of EastLake Parkway was merged with an 85-acre, Low-Medium density residential parcel, targeted for 45 dwellings, and a 6.3-acre Future Urban parcel located directly south. The combined parcels will produce a 65-acre parcel with capacity for 750 dwelling units.

EastLake Trails Neighborhood B Under the previously adopted EastLake II GDP, the EastLake Trails was a .393 7-acre residential SPA designed to accommodate 1,260 dwelling units with densities ranging from Low (0-3 du/ac) to Medium-High Density (11-18 du/ac). Retail Commercial, Public/Quasi-public, Parks and Open Space land uses complement the residential land uses.

The amendment featured basically the same land uses, except for the Retail Commercial and Medium-High residential which were deleted. The new SPA establishes Low Density (0-3 du/ac), Low-Medium (3-6 du/ac) and Medium (6-11 du/ac) density residential land use districts, in addition to support land uses such as: Community Purpose Facilities, Parks and Open Space, and Public/Quasi-public sites.

I.1.2.4 The 1999 Amendment

The 1999 Amendment expanded the EastLake II GDP area to include the EastLake Business Center II SPA which was previously within the EastLake III GDP. The phasing of development and land use similarity made it more appropriate to include this SPA, comprised entirely of employment uses within this GDP rather than the overwhelmingly single family residential EastLake III GDP. A supplemental SPA Plan for the business center expansion area was approved concurrently with the GDP amendment.

I.1.2.5 The 2002 Amendments

I.1.2.5.1 Eastlake II SPA (consolidation of EastLake Greens & Trails)

This amendment involved the merger of the EastLake Greens and Trails SPAs into a new EastLake II SPA. Adoption of this EastLake II SPA Plan established a new EastLake II SPA containing the previously approved EastLake Greens and EastLake Trails SPAs. This new SPA plan does not change any land uses or other provisions of the currently adopted SPA plans and associated plans including Design Guidelines, Public Facilities Finance Plan, etc, which will remain in effect as the detailed development policy documents for the individual neighborhoods. The neighborhood-specific plans shall be deemed “Supplemental Sectional Planning Area” plan which implement this newly formed SPA plan.

(Note: The GDP was not changed as part of the above amendment)

I.1.2.5.2 Village Center North

Ordinance No. 2863 adopted august 6, 2002

Resolution No. 2002-264 adopted July 23, 2002

This amendment involved the refinement of uses within the “Village Center North” area. The retail commercial area north of Otay Lakes Road was amended from 36.9 acres to 38 .1 acres. An additional 136 acres of Professional and Administrative uses and 16.4 acres of Research & limited Manufacturing are proposed. These additional areas were the result of the deletion of a large Public/Quasi-public use. The amendment was triggered when the large hospital/medical center complex previously intended to be developed within the Public/Quasi-public parcel north of the retail commercial area was not pursued by the medical services sponsor. The amendment resulted in an expansion of the area designated for retail commercial uses and designation of Research and Limited Manufacturing (employment) uses on the remainder of the parcel located between EastLake Parkway and SR-4125 A Supplemental SPA Plan, Village Center North, and related documents were processed concurrently with this GDP amendment for the areas with new land use designations.

I.1.2.6 2003 Amendments

I.1.2.6.1 Land Swap Amendment (CPF/RM)

Ordinance No 2905 (to amend PC District Regulations) Adopted 4/15/2003
Resolution No 2003-140 (to amend GP/GDP/SPA and text language regarding CPF sites) adopted 4/8/2003

This amendment involved the elimination of the CPF Site southwest of the SDG&E easement in the EastLake Greens Neighborhood (Land Swap Area) of the EastLake II SPA, and a project-wide update of the existing and proposed CPF sites. The Master Plan of CPF Sites and the text describing CPF sites was updated to reflect this amendment and current City standards.

I.1.2.6.2 Village Center East (Kohls)

Ordinance 292 5 (to amend PC Land Use District Map from VC-2 to VC-4 and new land uses for VC-4) adopted 7/8/2003

Resolution 2003-293 (to amend the GP, GDP, and VC North Supplemental SPA)

This amendment was a project specific amendment that allowed a specific department store to be permitted east of EastLake Parkway and north of Otay Lakes Road. This project has now been built.

I.1.2.7 The 2005 Amendments

I.1.2.7.1 Eastlake Design District (Repealed 2007)

Ordinance No 2999 (to amend PC District Regulations to change Land Use District Map to add “overlay zone” and add text specific for the Design District – adopted April 5, 2005)

Resolution 2005-102 (to add sign guidelines for the Eastlake Design District for the Design Guidelines Section of the SPA)

This amendment was sponsored by International Real Estate to create the EastLake Design District.

(Note: The GDP was not changed as part of the above amendment.)

I.1.2.7.2 Eastlake Walk

Ordinance No 3018 (to change the PC Land Use District Map from BC-3 to VC-1a and to add new land uses for VC-1a District), adopted September 2005.

Resolution 2008-288 (to change GDP designation from IR to CR)

This amendment was sponsored by Sudberry Properties to create the EastLake Walk commercial project.

I.1.2.8 The 2007 Amendments

Resolution 2007-299 (amend the GP, GDP and SPA designation of 16.7 previously developed acres from Industrial to Commercial)

Ordinance No 3100 (Repeal of Ordinance No 2999 and Resolution 2005-102, amend the PC Regulations and Design Guidelines of the SPA)

The 2007 amendments were intended to foster the proper growth and development of the Business Center II Area by promoting a greater variety of commercial uses in, the Business Center II area to achieve the originally planned and desired high-end mix of commercial, light industrial research and business uses. The General Plan, General Development Plan and the EastLake II Supplemental Sectional Planning Area were amended to change the land use designation of approximately 16.7 previously developed acres at the northeast corner of Fenton Street and Showroom Place within the Eastlake Business Center II from Limited Industrial to Commercial Retail.

The Planned Commercial (PC) District Regulations were amended to repeal the Design District Overlay Zone which prohibited a complementary mix of uses to support the attraction and retention of the existing home furnishing and design showrooms and retailers. This area was rezoned to a new zoning district, VC-S, which allowed the existing uses as well as a complementary mix of retail, restaurant and business uses. The balance of the former EastLake Design District Overlay, as well as 9.2 acres located on the south side of Fenton Street, were rezoned to BC-4 to encourage the light industrial, research, office and business uses original planned for the Business Center II area and consistent with the adjacent VC-5 District and existing development.

The PC Regulations were also amended to increase the maximum building heights within the EastLake Business Center II and to amend the Design Guidelines for EastLake Business Center II Supplemental SPA to establish Special criteria and standards for building heights greater than 35 feet. New parking standards for furniture stores were also established.

I.1.2.9 The 2011 Amendments

Ordinance No. 3203 (amend the PC District Regulations)

The Planned Community (PC) District Regulations were amended to allow fast food restaurants as a permitted use within the VC-4 land use district.

I.1.3.0 The 2020 Amendments

This project specific amendment added a new Business Center Land Use District (BC-5) with the addition of the IL General Plan category for a 9.35 acre parcel previously designated as Open Space (OS). The IL designation is intended to allow self-storage land uses. This amendment additionally made changes to the General Development Plan (GDP), the Supplemental Sectional Planning Area Plan (SPA), and the Planned Community District Regulations (PC). The GDP changed the land use from Open Space to Research & Limited Manufacturing to reflect the change in zoning. The SPA was changed to reflect the updated acreage totals.

I.1.3 Goals & Objectives

I.1.3.1 Purpose & Intent

This section provides goals and objectives intended to guide the development of EastLake II from inception through project completion. The attainment of some goals can only be measured during later phases or the planning process. And, the attainment of many goals anticipate actions by both the public and private sectors working together. One purpose of listing these goals and objectives is to guide the preparation of this General Development Plan. A further purpose is to use them during subsequent planning phases (e.g., SPA plan, PFFP, design guidelines, etc) to maintain consistency, assist in resolving issues and defining programs.

I.1.3.2 General Goals:

- To maintain and complete development of EastLake as an identifiable "community" within the City of Chula Vista; a community comprising distinct neighborhoods which provide human scale physical and social environment.
- To provide for adequate schools, parks and recreation facilities, "community purpose facilities" and other public/quasi-public uses.
- Conceptually size and locate land and facilities required for dedication to public or quasi-public purposes based on maximum residential development established with the General Development Plan, while providing standards and guidelines to refine sizes and locations as more detailed plans are prepared.
- Establish implementation phasing that provides or assures provision of public facilities concurrent with residential development, recognizing that residential development phases and public facility increments often do not coincide exactly.
- Adopt a balanced and dynamic community development plan with efficiently organized elements.
- Organize and design the individual elements of the plan for public and private efficiency.
- Recognize implementation and marketing factors in the allocation and phasing of land uses in the General Development Plan and create an implementation process that is consistent with those factors.
- Accommodate changing demographic patterns and cultural diversity in the plan.

I.1.3.3 Residential Goals:

- To promote reasonably priced new home opportunities, economic stability and the enhancement of property values.
- Identify the private costs of public policies for housing and development and balance them with the intended benefits to the community, recognizing these costs are paid by new home buyers.

- Encourage emerging housing concepts and provide a variety of housing types suitable for a range of potential residents.
- Provide for a range of intensity and product type consistent with each residential land use designation.
- Adopt development standards that encourage design innovation in housing and site planning concepts that are consistent with quality residential development.

I.1.3.4 Commercial & Industrial Goals:

- Encourage commercial and industrial facilities that enhance the economic viability and image of the City of Chula Vista and EastLake.
- Provide for development of commercial and employment uses that enhance public and private economic interests.
- Create strong linkage between the City of Chula Vista, EastLake, and the Olympic Training Center.
- Encourage facilities that support emerging industries and shopping trends.
- Provide for a range of intensity and uses consistent with each commercial and industrial land use designation.
- Adopt development standards that include a level of flexibility that can accommodate new uses and structures to attract emerging industries and shopping trends.
- Provide parcel sizes, amenities, and infrastructure to serve the needs of emerging industries and commercial users.
- Promote employment opportunities, particularly in professional and high tech Industries.
- Create specific incentive programs (public/private partnership) to attract professional and stable industries with emerging and long range employment opportunities for the residents of Chula Vista.
- To use the most current water quality and watershed protection principles in the planning and design of commercial and industrial developments whenever possible.

I.1.3.5 Open Space, Parks & Recreation Goals:

- Provide adequate parkland and recreational facilities to meet the needs of new EastLake residents when needed.
- Conceptually size and locate land and facilities required for park dedication purposes based on maximum residential development established with the General Development Plan, while providing standards and guidelines to refine sizes and locations as more detailed plans are prepared.

- Recognize that a range of types and sizes of parks is an integral component of a quality living environment. Within that range, establish quantified standards that define “parkland” and “park improvements” for park credit purposes during the implementation process.
- Create an implementation process that provides or assures provision of public facilities concurrent with residential development, recognizing that residential development phases and public park increments often do not coincide exactly.
- Incorporate new parks into the City’s system as soon as these parks are ready to serve an increasing resident population.
- Encourage efficiency and cost savings in park acquisition/maintenance through cooperation and integration among public, private, and quasi-public interests.
- For facilities intended to serve more than the local resident population, establish maintenance district boundaries, or other means, so that costs for park and open space maintenance are consistent with the area intended to be served or benefited.
- Implement the Chula Vista Greenbelt within EastLake consistent with the Chula Vista General Plan.
- Maximize the utility and benefits of the Salt Creek Corridor consistent with natural resource protection.
- Protect areas within Salt Creek with significant biological resource.
- Locate facilities and amenities within the Salt Creek Corridor that promote recreational and educational experiences outside areas of significant biological resources.
- Use parks and open space to reinforce community structure, design and safety.
- Design and integrate parks and open space areas into the community fabric to maximize their benefits and enhance community cohesiveness.
- Integrate trails and paths into the overall circulation system to provide alternative circulation routes.
- Include a comprehensive brush management plan for open space areas in SPA Plans.

I.1.3.6 Public Facilities, Circulation & Infrastructure Goals:

- Provide a balanced community transportation system consistent with the City’s Circulation Element.
- Implement, as needed, community circulation improvements required to serve new development within EastLake.
- Contribute to regional facility improvements in proportion to project traffic impacts consistent with the City’s Threshold Standards.

- Encourage practical non-vehicular circulation.
- Connect neighborhoods and community facilities with pedestrian trail/bicycle route facilities.
- Plan for future public transit facilities and transportation demand measures; such as, park-and-ride facilities, vanpools, shuttle services, and telecommunications (for home office).
- Encourage public facilities and infrastructure that are appropriate to individual circumstances.
- Review specific instances where aesthetic or environmental benefits may warrant an exception to standards for public facilities or infrastructure.
- Determine the need and requirements for public and quasi-public facilities within EastLake II.
- Explore the development of integrated telecommunications systems within the EastLake community, which would enhance communications between home, work, schools, and other community services.
- Continue to enhance the quality of the EastLake community through excellence in public and private education facilities, which serve all residents.
- Evaluate and phase the availability of adequate public facilities to satisfy the City's Threshold Standards.
- Provide opportunities for "community purpose facilities," such as, churches, Child care facilities, community meeting areas, and private educational services and recreational facilities.

I.1.3.7 Plan Administration Goals:

- Promote the coordination and communication between public agencies, community groups, the developer and builders.
- Provide effective development plan administration, implementing an adopted community structure, which promotes efficient and timely economic growth and development.
- Create an administrative process that allows for density transfers and other refinements in SPA Plans, providing they are consistent with the established community structure and do not create significant adverse environmental, public service or infrastructure impacts.
- Provide an implementation process that allows for change and refinement within established parameters, to preclude the burden of a formal amendment process for revisions that are consistent with the framework and intent of the plan.
- Create efficient processing procedures for all phases of plan implementation.

- Establish, within the implementing document, processing times for each level of plan review, appeal, amendment, or other routine application where these are not otherwise covered by City ordinance.
- Create a process that allows efficient conveyance of large parcels where no added entitlement or construction is involved in the subdivision.
- Balance the subdivision dedication of public facilities and other development exactions with the fiscal impacts to development.
- Create an implementation process which links the financing required for subsidy and exaction costs in early stages of development with the timing and amount of development with the timing and amount of development revenues and consistency with the City's Threshold Standards.
- Encourage efficiency in the environmental review process.

I.1.3.8 Economic Goals:

- Promote the economic vitality of both public and private interests.
- Incorporate positive economic results or incentives to both public and private interests at each phase of implementation.
- Promote planning that positively positions Chula Vista and EastLake in the context of State and regional competitive forces.
- Establish minimum economic performance goals.
- Define in the Public Facility Financing Plan any required exaction so that the cost and timing of the exaction can be budgeted.

I.1.4 Purpose & Scope

This General Development Plan (GDP) establishes development parameters for the EastLake II General Development Plan Area, which is illustrated in Exhibits 2 and 4. The GDP addresses the distribution of land uses, circulation pattern, defines the overall community structure and establishes development densities.

The purpose of the plan is as follows:

- Assure a high quality of development, consistent with the objectives of the developer, City of Chula Vista, and community.
- Provide for orderly planning and long range development of the project to ensure community compatibility.
- Preserve open space and natural amenities on the property whenever possible.
- Establish a planning and development framework to allow diverse land uses to exist in harmony within the planned community and surrounding developments.

The GDP establishes land use districts for the site and defines in broad terms the type and intensity of development permitted in each district.

The Environmental Impact Report prepared in conjunction with the General Development Plan and subsequent amendments, fulfills the environmental review requirements for any proposed development as long as the development is in conformance with the GDP.

The GDP is implemented through the adopted Sectional Planning Area (SPA) Plan, which is more detailed. Therefore, the GDP is designed to function as a policy bridge between the City's General Plan and the SPA Plan.

The EastLake II General Development Plan is established in accordance with Sections 65450 through 65553 of the State of California Government Code (Specific Plans) and Sections 19.07.010 through 19.07.030 of the City of Chula Vista Municipal Code, and applies to the property outlined by the General Development Plan Map, included as Exhibit 4.

I.1.5 Definitions

I.1.5.1 General

The definitions of all terms used in this document shall have the same meaning as used in the adopted Chula Vista General Plan and Municipal Code, unless otherwise specifically defined herein.

I.1.5.2 Additional Definitions

Land Swap Area

This is the land area added to the EastLake Community from an exchange of land with the adjacent property owner: It is comprised of two parcels west of the previously adopted EastLake II SPA (Greens Neighborhood) area, more specifically defined as:

Southern Land Swap Parcel

A triangular parcel formed by Otay Lakes Road to the northwest, SR-125 to the east, and the boundary between the Otay Ranch to the southwest.

Southern Land Swap Parcel

This parcel is bounded by SR-125 to the west, Olympic Parkway to the south, and to the north and east by the southwestern boundaries of the original EastLake Greens Neighborhood (generally along the SDG&E easement).

Planned Community of EastLake:

The planned community of EastLake refers to the combined area of EastLake II and EastLake III, as depicted in Exhibit 2 herein.

Village Center North

The portion of the Village Center located north of Otay Lakes Road, including the planning areas identified as VC-1, VC-2, VC-4, and E-10 in the EastLake Village Center North Supplemental SPA.

I.1.6 Regional Context

The Eastern Territories identified in the Chula Vista General Plan are primarily comprised of several large planned communities. The planned community of EastLake was the first of these significant developments to be planned and implemented as a comprehensive planned community. It has evolved into two major implementation components, known as EastLake II and EastLake III, which combined represent the total EastLake project. It has always been envisioned as a complete community which included a full range of community components, providing opportunities to live, work, shop, and play within one master planned community.

To compare EastLake II to the other three largest planned communities, the following table provides the percentage allocation of land to uses comprising the live, work, shop, and play concept.

**Table A
Land Use Balance**

Planned Community	Live¹	Work²	Shop³	Play⁴
EastLake II ⁵	48.3%	10.7%	6.5%	11.5%
Rancho del Rey ⁶	52%	1.4%	4.6%	3.2%
Otay Ranch ⁷	35%	3%	3.9%	2%

1. Live: Includes all residential land uses as a percentage of the total project area.
2. Work: Includes all industrial, office & administrative land uses as a percentage of the total project area.
3. Shop: Includes all commercial land uses as a percentage of the total project area.
4. Play: Includes all park and recreation uses as a percentage of the total project area.
5. Eastlake II: Includes all of EastLake II GDP.
6. Rancho del Rey: Includes all areas in the adopted El Rancho del Rey Specific Plan.
7. Otay Ranch: Includes the Urban Villages (Otay Valley Parcel) in the adopted Otay Ranch GDP.

Note: The statistics in the above table are as of the adoption of this GDO and may change from time to time as projects are amended.

I.1.7 Site Characteristics

The EastLake II General Development Plan consists of approximately 2,300 acres at the eastern edge of the City's incorporation boundary. Otay Lakes Road bisects the planned community from east to west dividing the GDP into two major areas. The area to the north, which includes the EastLake Hills, EastLake Shores and Salt Creek I residential neighborhoods and the Business and Village Centers, is known as EastLake I SPA. The area south of Otay Lake Road includes, from west to east, the EastLake Greens and EastLake Trails Neighborhoods (See Exhibit 3).

All surrounding properties are either developed, under development or planned for development. The GDP area is bounded to the north by the Salt Creek Ranch and Rancho San Miguel planned communities; to the west by Otay Ranch Village Five and a subdivision known as Telegraph Canyon Estates; to the east by the EastLake III General Development Plan area; and to the south by Otay Ranch Village Eleven, south of Olympic Parkway.

The project site is generally comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and adjacent hillsides available from hillside locations. The range in elevation is approximately 150 feet from the creek bed to hilltop.

Salt Creek is also the significant natural resource on the site. The southernmost portion has been identified as an environmentally sensitive area because of its biological and wildlife habitat value, and aesthetic value. The original EastLake EIR (EIR 81-03) biological survey of the area identified sensitive resources within Salt Creek and in the southernmost portions of the site. No significant archaeological or cultural resources have been identified in several surveys of the project site. Currently, most adjacent properties have been developed.

I.1.8 General Development Plan

I.1.8.1 Land Use

The General Development Plan designates a wide range of residential densities, residential support uses, commercial and employment uses. Residential support uses are found within the Public/Quasi-Public (PQ) category. These uses include schools, utility sites, and other community facilities. A significant amount of employment uses (Professional and Administrative, and Research and Limited Manufacturing) is designated in the north-central portion of the plan area. Commercial areas are designated adjacent to the planned SR-125 interchanges at Otay Lakes Road and Olympic Parkway. See Exhibit 4, the General Development Plan Map.

Additional land use detail and statistics are included in the Sectional Planning Area (SPA) Plan as the Site Utilization Plan. The purpose of this plan is to provide a more specific level of detail of uses included as broad categories in the General Development Plan.

I.1.8.2 Planned Community District Regulations

With respect to development standards and use regulations, the Planned Community (PC) District Regulations provide detailed standards that are applicable to each parcel of land. These Planned Community District Regulations, as a component of the General Development Plan for the EastLake II (expanded EastLake I) provide the primary development regulations for all four SPA Plans within the GDP area. Within the Planned Community District Regulations, the Land Use Districts exhibit, provides the geographic distribution of the various land use districts.

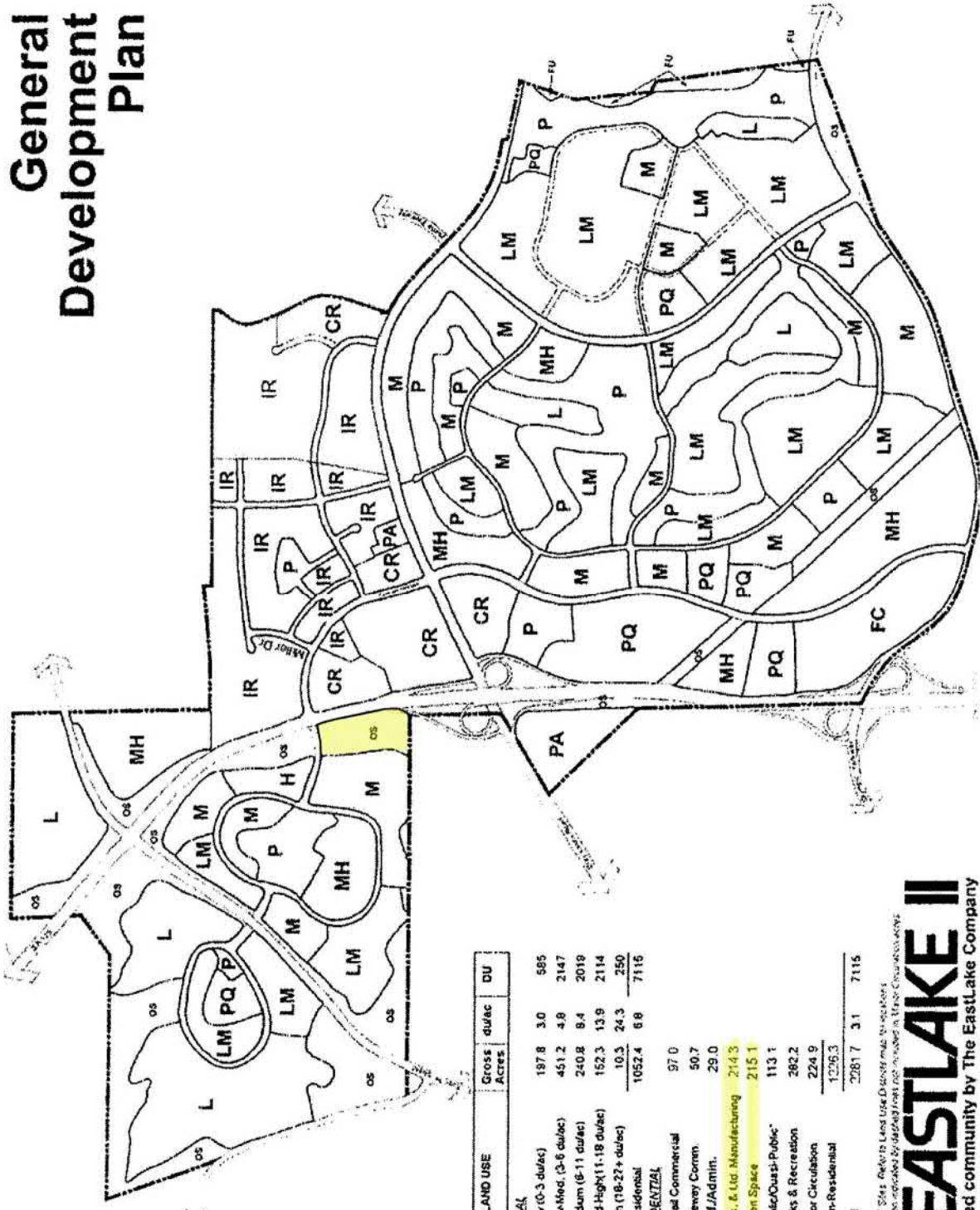
I.1.8.3 Plan Summary

The project consists of five residential neighborhoods: EastLake Hills, EastLake Shores, EastLake Greens, EastLake Trails, and Salt Creek I. The project includes sites for necessary public facilities including a high school, two community parks and three elementary school sites to be shared with EastLake III.

Detailed development policies, standards and programs are provided in SPA Plans to assure well-planned, quality development, conservation of important onsite resources and provision of adequate and timely public services and facility improvements to serve the project.

EXISTING

**General
Development
Plan**

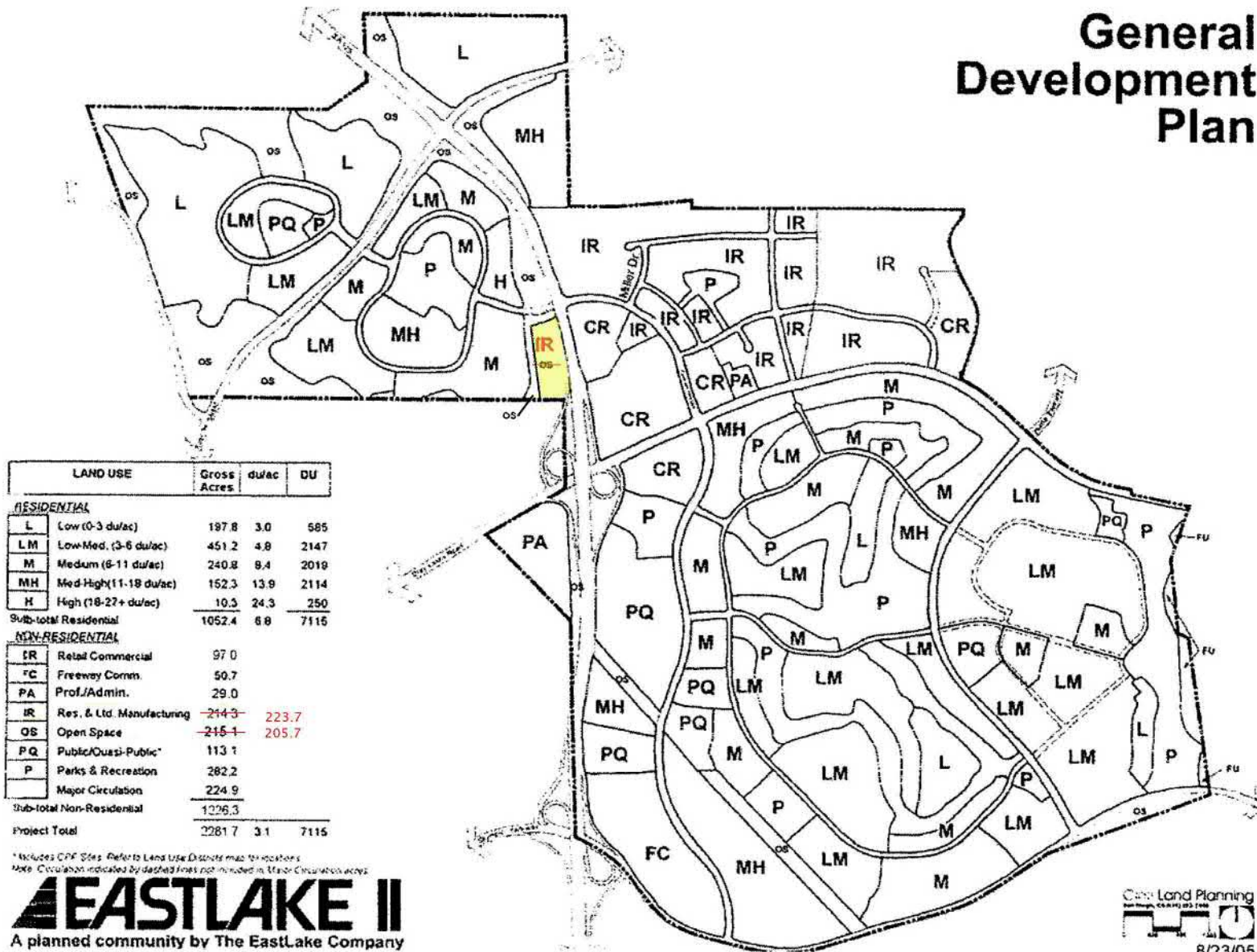


LAND USE	Gross Acres	du/ac	DU
RESIDENTIAL			
L (Low (0-3 du/ac)	197.8	3.0	585
LM (LowMed. (3-6 du/ac)	451.2	4.8	2147
M (Medium (6-11 du/ac)	240.8	8.4	2019
MH (Med High (11-18 du/ac)	152.3	13.9	2114
H (High (18-27+ du/ac)	10.5	24.3	250
Sub-total Residential	1052.4	6.8	7115
NON-RESIDENTIAL			
IR (Retail Commercial	97.0		
FC (Freeway Corren.	50.7		
PA (Prof./Admin.	29.0		
IR (Res. & Ltd. Manufacturing	214.3		
OS (Open Space	215.1		
PQ (Public/Outs: Public*	113.1		
P (Parks & Recreation	282.2		
Major Circulation	224.9		
Sub-total Non-Residential	1226.3		
Project Total	2281.7	3.1	7115

*Includes Civic Sites. Refer to Land Use District map to locations. See Circulation map for details not included in Table. Circulation map.



General Development Plan



LAND USE	Gross Acres	du/ac	DU	
RESIDENTIAL				
L	Low (0-3 du/ac)	197.8	3.0	585
LM	Low-Med. (3-6 du/ac)	451.2	4.8	2147
M	Medium (6-11 du/ac)	240.8	8.4	2019
MH	Med-High (11-19 du/ac)	152.3	13.9	2114
H	High (19-27+ du/ac)	10.3	24.3	250
Sub-total Residential				
NON-RESIDENTIAL				
IR	Retail Commercial	97.0		
TC	Freeway Corrm.	50.7		
PA	Prof./Admin.	29.0		
IR	Res. & Ltd. Manufacturing	214.3	223.7	
OS	Open Space	215.1	205.7	
PQ	Public/Quasi-Public*	113.1		
P	Parks & Recreation	282.2		
P	Major Circulation	224.9		
Sub-total Non-Residential				
1226.3				
Project Total				
2281.7 3.1 7115				

* Includes CPD Sites. Refer to Land Use Districts map for locations.
 Note: Circulation indicated by dashed lines not included in Major Circulation acres.

EASTLAKE II
 A planned community by The EastLake Company

City Land Planning
 8/23/05
 Adopted 12/18/07

I.1.9 Plan Summary/Statistics

I.1.9.1 Statistical Summary

The statistics on the following pages, in Table B Land Use and Table C Residential Densities, are based on the overall General Development Plan and detailed by SPA Plan area. In the event that the statistics on these tables vary, due to density transfers or refinements, from any adopted SPA Site Utilization Plan map the SPA Plan shall prevail.

I.1.9.2 Density Transfer

In order to promote flexibility in residential densities, the transfer of dwelling units from one residential category to another within any SPA may be approved as a part of the SPA plan approval process. Notwithstanding this provision, the clustering provisions of the General Plan Update shall be utilized to maintain the community character inherent in the density categories established by this General Development Plan.

Transfers of density shall be based on evidence that the proposed transfer would substantially improve the spatial or functional relationships of the involved SPA, or would materially increase the quality of land use, circulation or conservation pattern thereof. Transfers of density into the low density category should not result in a reduction in lot size requirements.

Transfer of units from one parcel to another within the same SPA may be processed administratively if:

1. the proposed unit count for all parcels remains within the range (3) indicated on the Site Utilization Plan;
2. the proposed product types are consistent with those listed for each parcel on the Site Utilization Plan; and,
3. the GDP and SPA total number of dwelling units is not exceeded.

Modifications that are not consistent with all these criteria shall require a formal SPA amendment.

Should such a transfer be approved, applicable statistics and the General Development Plan Map shall be revised as an administrative matter without the necessity of a formal plan amendment.

Table B (Existing)
GDP Land Use Statistics (acres)

Land Use Category	NEIGHBORHOOD AREA						TOTALS
	Hills	Shores	Salt Creek I	Greens	Trails	Business Center ¹	
<i>RESIDENTIAL</i>							
Low (0-3 du/ac)	109.4	0	43.6	34.4	10.4	0	197.8
Low-Medium (3-6 du/ac)	35.3	36.4	0	183.9	195.6	0	451.2
Medium (6-11 du/ac)	0	66.3	0	156.1	18.4	0	240.8
Medium-High (11-18 du/ac)	0	24.3	28.5	99.5	0	0	152.3
High (18-27 du/ac)	0	10.3	0	0	0	0	10.3
Sub-total	144.7	137.3	72.1	473.9	224.4	0	1052.4
<i>NON-RESIDENTIAL</i>							
Retail Commercial	0	0	0	19.6	0	77.4	97.0
Freeway Commercial	0	0	0	50.7	0	0	50.7
Professional & Administrative	0	0	0	24.7	0	4.2	29.0
Research & Limited Manufacturing	0	0	0	0	0	214.3	214.3
Open Space	93.6	54.8	18.9	37.9	5.3	4.6	215.1
Public/Quasi-public	10.0	0	0	85.3	17.8	0	113.1
Parks & Recreation	2.4	21.4	0	197.8	51.5	9.1	282.2
Major Circulation	*	*	*	105.0	16.0	*	224.9
Future Urban	0	0	0	0	0	0	0
Sub-total	106.0 ²	76.2 ²	18.9 ²	521.0	113.7	310.5 ²	1226.3
TOTAL	250 7²	213 5²	91.0²	994.9	338.1	310.5²	2281.7

*Acreage not allocated

¹ Includes Village Center North uses

² Excluded Major Circulation

Table B (Proposed)
GDP Land Use Statistics (acres)

Land Use Category	NEIGHBORHOOD AREA						TOTALS
	Hills	Shores	Salt Creek I	Greens	Trails	Business Center ¹	
<i>RESIDENTIAL</i>							
Low (0-3 du/ac)	109.4	0	43.6	34.4	10.4	0	197.8
Low-Medium (3-6 du/ac)	35.3	36.4	0	183.9	195.6	0	451.2
Medium (6-11 du/ac)	0	66.3	0	156.1	18.4	0	240.8
Medium-High (11-18 du/ac)	0	24.3	28.5	99.5	0	0	152.3
High (18-27 du/ac)	0	10.3	0	0	0	0	10.3
Sub-total	144.7	137.3	72.1	473.9	224.4	0	1052.4
<i>NON-RESIDENTIAL</i>							
Retail Commercial	0	0	0	19.6	0	77.4	97.0
Freeway Commercial	0	0	0	50.7	0	0	50.7
Professional & Administrative	0	0	0	24.7	0	4.2	29.0
Research & Limited Manufacturing	0	0 9.4	0	0	0	214.3	245.1 223.7
Open Space	93.6	54.8 45.4	18.9	37.9	5.3	4.6	215.1 205.7
Public/Quasi-public	10.0	0	0	85.3	17.8	0	113.1
Parks & Recreation	2.4	21.4	0	197.8	51.5	9.1	282.2
Major Circulation	*	*	*	105.0	16.0	*	224.9
Future Urban	0	0	0	0	0	0	0
Sub-total	106.0 ²	76.2 ²	18.9 ²	521.0	113.7	310.5 ²	1226.3
TOTAL	250.7²	213.5²	91.0²	994.9	338.1	310.5²	2281.7

*Acreage not allocated

¹ Includes Village Center North uses

² Excluded Major Circulation

Table C
GDP Residential Density (dwelling units)

Residential Category	NEIGHBORHOOD AREAS					TOTALS
	Hills	Shores	Salt Creek I	Greens	Trails	
<i>RESIDENTIAL</i>						
Low (0-3 du/ac)	291	0	169	94	31	585
Low-Medium (3-6 du/ac)	163	186	0	872	926	2147
Medium (6-11 du/ac)	0	663	0	1170	186	2019
Medium-High (11-18 du/ac)	0	426	381	1307	0	2114
High (18-27 du/ac)	0	250	0	0	0	250
Total	454	1525	550	3443	1143	7115
Average Density (du/ac)	3.1	11.1	7.6	7.3	5.1	6.8
Population (@ 2 88/du)	1308	4392	1584	9916	3292	20491

I.1.10 Conformance with the General Plan

I.1.10.1 Introduction

This section describes the conformance of the project with the Chula Vista General Plan; the history of the project to various General Plan updates, and; the relationship of the project to the specific elements of the General Plan. Implementation of this GDP shall be consistent with the requirements of the General Plan. Specific implementation and phasing strategies have been, and will be, provided in the various SPA Plans which comprise EastLake II GDP Planning Area.

I.1.10.2 Background & History

When the planning of EastLake began in 1979 the General Plan for the Eastern Territories had not been developed to its current state, since development of a new community on the scale of EastLake had not been conceived prior to that time. Individual development proposals were incrementally added as amendments to the General Plan. The approval of EastLake I, which included the now existing communities of EastLake Shores, EastLake Hills, and the first phase of the EastLake Business Center, was one of these incremental general plan amendments adopted in 1982.

The submittal of plans for the next phase of EastLake community planning, EastLake Greens and EastLake Trails, occurred prior to the comprehensive General Plan update, but was not adopted until 1989. This planning was reflected in the General Plan and adopted as the EastLake II GDP. The categories were broad interpretations of the specific planning being proposed for these neighborhoods. The EastLake Greens neighborhood submittal included a SPA Plan concurrently with the General Plan and GDP. The EastLake Trails neighborhood only included the concurrent processing of the EastLake II GDP.

The next update of the General Plan in EastLake occurred when the EastLake III GDP area was approved, bringing the Olympic Training Center to Chula Vista in 1990. A GDP was adopted and reflected in a concurrent General Plan amendment.

The most recent major amendment to the General Plan for the EastLake community occurred in 2005 as a city-wide General Plan Update (GPU), which changed the land use designation in a portion of Village Center north from Industrial to Commercial. This GPU amendment included the 2005 amendment to this General Development Plan.

The General Plan was amended in 2007 to reclassify a 16.7-acre area previously developed as the EastLake Design District featuring furniture and home design businesses from Industrial to Commercial to better reflect the current and desired use of the property.

The General Plan amendments and updates for EastLake reflect a consistent process of evolution since its original conception as a new community. All have been amendments adopted concurrently with more detailed development proposals. The current proposed amendment to the General Plan for the EastLake Trails neighborhood is the most recent example of this process. This concurrent planning process has maintained an ongoing consistency between the General Plan and the GDPs and SPAs.

I.1.10.3 Conformance with the General Plan Elements

I.1.10.3.1 Land Use Element

EastLake II General Development Plan consists of approximately 2,300 acres. The individual neighborhoods of the EastLake II GDP consist of the Salt Creek I, Hills, Shores, Business Center I and II, Greens/Land Swap and the Trails.

The Salt Creek I neighborhood is located north and south of East "H" Street, east of the future SR-125 freeway alignment. The General Plan designates this neighborhood Medium-High Residential (11-18 du/ac). The GDP land use designation and maximum number of dwelling units allowed on this site is about 7.6 du/ac which is below the General Plan permitted density.

The Hills neighborhood located north of "H" Street is designated Low Residential (0-3 du/ac), Low-Medium (3-6 du/ac) and Open Space with an elementary school. The GDP consists of Single family residential and open space uses consistent with the land use pattern established by the General Plan. The EastLake Elementary School and park are located as indicated on the General Plan Land Use Plan. The neighborhood overall density is approximately 3.0 du/ac, which is at the lower end of the General Plan designation.

The Shores neighborhood located south of "H" Street is designated a wide range of residential densities including Low-Medium (3-6 du/ac), Medium (6-11 du/ac), Medium-High (11-18 du/ac), and High (18-27 du/ac) The GDP land use is consistent with the various densities arranged around the private lake which is shown on the General Plan as Public/Quasi-Public and Water. There is also a small portion of open space reflecting the canyons to the southwest of the residential neighborhoods. **To the east, along the 125 freeway, there is 9.4 acre's of Limited Industrial uses.** The overall neighborhood density is approximately 11 du /ac, which is at the low end of the General Plan density range for this area.

The Village Center is located north of Otay Lakes Road and is designated Retail Commercial in the GDP. The Village Center is consistent with the General Plan and is intended to be developed as a Commercial-Retail plus a minor area of Research & Limited Manufacturing: The adjacent area on the east side of EastLake Parkway is designated Professional and Administrative and is designated in the GDP for professional and administrative uses.

The first phase of the EastLake Business Center is located in EastLake II General Development Plan and is designated Research and Limited Manufacturing on the General Plan. This area is planned to accommodate a broad range of business and industrial uses in the GDP to provide local employment opportunities to the community.

EastLake Business Center II is located within the EastLake II General Development Plan and is designated Research and Limited Manufacturing and Retail Commercial. This area is planned to accommodate a broad range of industrial and retail uses along with complementary commercial uses.

The Greens neighborhood is designated for a wide range of residential, retail commercial and public uses on the General Plan. The GDP designates the area at the southwest corner of Otay Lakes Road and EastLake Parkway as retail commercial to provide for a community shopping center. The residential uses vary, including, Low-Medium (3-6 du/ac), Medium (6-11 du/ac), and Medium-High (11-18 du/ac) The overall neighborhood density is about 72 du/ac, which is well within the average density of the General Plan.

The public uses on the General Plan designate an area for a high school, community park, elementary school, neighborhood park, water utility reservoir, and freeway commercial. The southern portion of the “Land Swap” includes Medium-High Residential and Freeway Commercial. The northern portion of the “Land Swap” includes professional and administrative area on Otay Lakes Road. The GDP is consistent with the pattern of land uses designated on the General Plan. The focal point of the Greens neighborhood is the EastLake Golf Course which is integrated within the residential neighborhood. Residential densities are varied throughout the GDP as permitted by the General Plan with the overall density within the acceptable range.

The Trails neighborhood is designated Low-Medium (3-6 du/ac), with open space, elementary school, neighborhood park, and a small neighborhood commercial center at the corner of Otay Lakes Road and Hunte Parkway. The commercial center is no longer included in the GDP and will be eliminated. The GDP adjusts the location of the elementary school, which is permissible by the General Plan, and designated the Salt Creek Open Space Corridor as a community park which will serve both the EastLake II General Development Plan, but also the EastLake III General Development Plan area. The proposed density of 5.1 du/ac is consistent with the General Plan density range.

I.1.10.3.2 Circulation Element

The General Plan Circulation Element designates four major road facilities to serve the EastLake II General Development Plan, SR 125 is planned as a major freeway/toll road providing regional access to the area by connecting the Otay Mesa Border Crossing to freeways to the north such as SR-54, and I-8. The GDP provides the future right of way needed for SR-125.

The General Plan also designates three Prime Arterial roadways providing east west access to the area from I-805: "H" Street, Otay Lakes Road and Olympic Parkway. Each of these roads requires a right of way to accommodate 4 lanes of traffic with raised medians. EastLake Parkway and Hunte Parkway are shown as major roads (4 lanes) and several local streets are designated as collector roads. All General Plan roads are shown on the GDP and adequate provisions are included to accommodate traffic generated by the development.

I.1.10.3.3 Parks & Recreation and Conservation/Open Space Elements

The General Plan designates a community park on EastLake Parkway adjacent to the high school and two neighborhood parks in the Greens and Trails neighborhoods. There are also major open space corridors shown along the north side of the Hills which reflects steep topography and also along Salt Creek in the Trails neighborhood. The Hills open space is treated as natural open space in the GDP, however, the Salt Creek Open Space is planned for a combination of community park, mitigation areas for habitat protection and a private homeowner's swim complex and fishing lake. This combination of public and private park and open space uses is consistent with the General Plan Open Space land use category.

The neighborhood parks are located within the Greens and the Trails neighborhoods and the GDP supplements these park facilities with a number of private park facilities which include swimming pools, basketball courts, tennis courts, picnic facilities, community meeting facilities and tot lots located within the residential neighborhoods. The Trails neighborhood park will be incorporated into the Salt Creek Community Park, which actually provides more park land than shown on the General Plan for EastLake II GDP.

I.1.10.3.4 Public Facilities Element

The Public Facilities Element provides policy guidance for all development projects. It addresses water, sewer, drainage, hazardous waste disposal, schools and libraries. The EastLake II General Development Plan implementation documents will provide detailed plans for the provision of public facilities in accordance with adopted Master Plans and the City's Quality of Life Threshold Standards.

This GDP must prepare a comprehensive Public Facilities Financing Plan for each neighborhood to identify the public facilities to be provided by the developer to serve the development. Water plans for each neighborhood are approved by the Otay Municipal Water District and required facilities must be financed by the developer. Sewer plans are required to conform to the City's Sewer Master Plan and facilities such as transmission mains and pump stations are made conditions of tentative maps. Drainage facilities are designed on the basis of master drainage plans and financed and made conditions of the development.

Hazardous wastes must be disposed of in accordance with State requirements of the Department of Health Services and the County Hazardous Materials Management Division. The only facility in Chula Vista is located at the Otay Landfill.

Master plans for both the elementary school district and the high school district provide the site locations for schools designated on the General Plan. The GDP includes these school sites on the land use map and the Public Facilities Financing Plans provide the phasing and financing implementation necessary to construct schools in accordance with the school districts enrollments.

I.1.10.3.5 Housing Element

The Housing Element requires that all major projects shall construct 5% low income housing and 5% moderate income housing consistent with the HUD guidelines based on size and family incomes. The GDP addressed this requirement and lays out the framework for an Affordable Housing Agreement which implements the General Plan policy for each neighborhood. The EastLake II General Development Plan provides for 5% low income housing and 5% moderate income housing in accordance with the General Plan.

I.1.10.3.6 Safety Element

The City of Chula Vista provides for public safety and seismic protection through a variety of mechanisms addressed in the GDP and implementation programs. Fire stations are located in the GDP based on travel times to respond in case of fire or medical emergencies. Water supplies are engineered to accommodate peak demand periods. Streets are designed with adequate widths and safe routes for emergency vehicles. Building codes ensure the safety of buildings and seismic studies of fault lines to identify appropriate setbacks and other safeguards in the event of an earthquake. New development planned in this GDP is in conformance with all of the life and property protections contained in the General Plan and implementing building codes and fire codes.

I.1.10.3.7 Noise Element

The Noise Element requires that the City apply noise protection standards which recognize the right of every citizen to live and work in a safe environment without excessive noise. Noise studies are carried out in conjunction with the environmental impact report requirements for GDP's to identify setbacks or noise buffers for sensitive areas within the development. These measures are carried out in the development of the project. There are no identified major noise generators located within the GDP and the development is consistent with the policies of the General Plan.

I.1.11 Implementation

I.1.11.1 Growth Management/Phasing

This GDP will be used by the City and the developer to ensure that development occurs in an orderly fashion and that public facilities are provided concurrent with need while, at the same time, providing flexibility to allow the developer to respond to changing market conditions. The conceptual phasing information has been and will be presented in SPA Plan to be developed primarily for the purposes of determining preliminary circulation and public facility requirements. The objective of these phasing plans is that public facilities will be provided concurrent with need and in accordance with the threshold standards established by the City of Chula Vista.

I.1.11.2 Community Facilities & Improvements

Specific community facility requirements will be identified for each SPA Plan. The following standards have been established for community facilities.

- **Circulation:** Development within EastLake II shall comply with the City's Level of Service "C" requirement for the operation of circulation element roads. A transportation phasing plan consistent with the City's Growth Management Element shall be incorporated into the SPA Plans to ensure that level of service standards are met.
- **Water:** A detailed water master plan shall be prepared in conjunction with each SPA Plan. The water master plan shall be subject to review and approval by the Otay Water District.
- **Sewer:** A detailed sewer master plan shall be prepared in conjunction with each SPA Plan. The sewer master plan shall include consideration of reclaimed water and shall be subject to review and approval by the City of Chula Vista.
- **Drainage:** A conceptual drainage plan shall be included in each SPA Plan. The conceptual drainage plan shall, in particular, address drainage areas in Salt Creek. Drainage plans for individual developments shall be prepared to the satisfaction of the City Engineer.
- **Fire and Police:** Each SPA Plan shall define specific facility requirements for fire and police protection to the satisfaction of the Chula Vista Police and Fire Departments.
- **Schools:** School facility requirements shall be defined in EastLake II GDP and each subsequent SPA Plan to the satisfaction of the Chula Vista Elementary School District and the Sweetwater Union High School District. Three elementary school sites and one high school site are provided within the EastLake II GDP area. As of this most current GDP amendment, all sites have been implemented.

I.1.11.3 Community Purpose Facilities

I.1.11.3.1 Purpose & Intent

Chapter 19 48 P-C - Planned Community Zone, requires that all land in the PC zone provide a minimum of 139 acres of land per 1,000 persons for community purpose facilities (CPF), such as: a) Boy Scouts, Girl Scouts, and similar organizations; b) social and human service activities, such as Alcoholics Anonymous; c) services for the homeless; d) services for military personnel during the holidays; e) senior care and recreation; f) Worship, spiritual growth and development, and teaching of traditional family values; g) non-profit or for profit day care facilities that are ancillary to any of the above or as a primary use. For profit facilities as primary use are subject to further requirements and additional criteria as outlined in Section 19 48 025 (f); h) private schools that are ancillary to any of the above; i) interim uses, subject to the findings outlined in 19.48.025(E); and j) recreational facilities, such as ball fields for non-profit organizations serving the local community, subject to the requirements outlined in 19.48.040(B)(6)(d). However, where recreational ball fields are desired as a conditional use in Community Purpose Facilities land use districts, a “CPF Master Plan”, showing the specific boundaries of the master plan and existing and proposed distribution of CPF uses within a SPA, GDP or overall Planned Community shall be considered and approved by the Director of Planning and incorporated as part of the Planned Community’s General Development Plan(s), In addition, recreational ball fields shall not utilize more than 35% of the overall SPA, GDP or Planned Community CPF acreage required, and no park credit may be granted for community purpose ball fields.

The total acreage required may be reduced by the City council in certain circumstances such as when shared parking facilities are available with other facilities.

I.1.11.3.2 Proposed CPF Master Plan

The CPF Master Plan boundaries encompass EastLake Greens (including the “Land Swap” Parcels), EastLake Trails, EastLake Business Center II, EastLake Vistas and EastLake Woods (see Exhibit 5). Four sites are distributed throughout the remaining SPAs insuring that each future CPF site will serve a different neighborhood. In addition, the sites are located along major road to enhance accessibly to the facility by community residents.

Based upon the anticipated development statistics for the CPF Master Plan area, the overall combined CPF acreage required and proposed is as follows:

Table D
Community Purpose Facility Acres for EastLake

Note: A concurrent amendment to the EastLake III GDP is in process. It will, if adopted, include an amendment to this table and the text that follows.

	EastLake II* Greens Neigh**	EastLake II* Trails Neigh.	Eastlake III (adopted GDP)	Total
Dwelling Units	3443	1143	2061	6647
CPF ac/du	0.004003	0.004003	0.004003	--
CPF Required (ac)	13.8	4.6	8.3	26.6
CPF Provided (ac)	15.8	4.6	10.8	31.1
<i>*Eastlake I (North of Otay Lakes Road) is excluded from this table.</i>				
<i>**Includes proposed Land Swap amendment.</i>				

I.1.11.3.3 Proposed CPF Sites

The CPF Master Plan provides a total of 31.1 acres in four different sites Exhibit 5, identifies the proposed CPF sites which are described in more detail below.

Site 1 (Existing): Located in EastLake Greens, a portion of this 15.8-acre site (12.2 acres) has been conveyed to a religious institution for use as a place of worship. The remaining portion of the site 3.6 acres is currently available for acquisition and use for community purpose facilities and is further described below.

Site 1 (Future): Located in EastLake Greens on the east side of EastLake Parkway, south of the SDG&E power easement. This 3.6-acre site is currently available for acquisition and use for community purpose facilities.

Site 2: This CPF site is located within the Trails neighborhood and is proposed to conditionally permit little league ball fields for non-profit organizations serving the local community. The development of the site (4.6 acres) would be subject to the requirements outlined in the EastLake II Planned Community District Regulations and Section 19.48.040(B)(6)(d) of the Chula Vista Municipal Code.

Site 3: This site is located in the Vistas neighborhood of EastLake III GDP and consists of 10.8 acres. The future Vistas SPA Plan will refine the exact location and acreage this site.

The sites identified on this Master Plan are, or will be, designated in the Planned Community District Regulations as "CPF" to insure their continued availability pursuant to city requirements.

With the exception of CPF site Nos 2 and 4, which will include little league ball fields as a conditional use permit, the above mentioned CPF sites could accommodate by conditional use permit the following land uses:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Senior care and recreation;

- Worship, spiritual growth and development, and teaching of traditional family values;

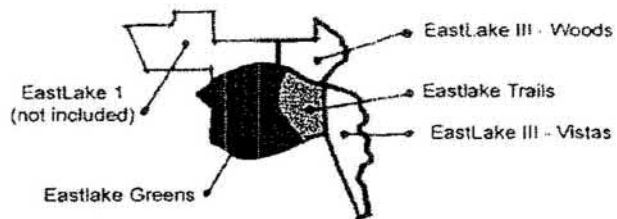
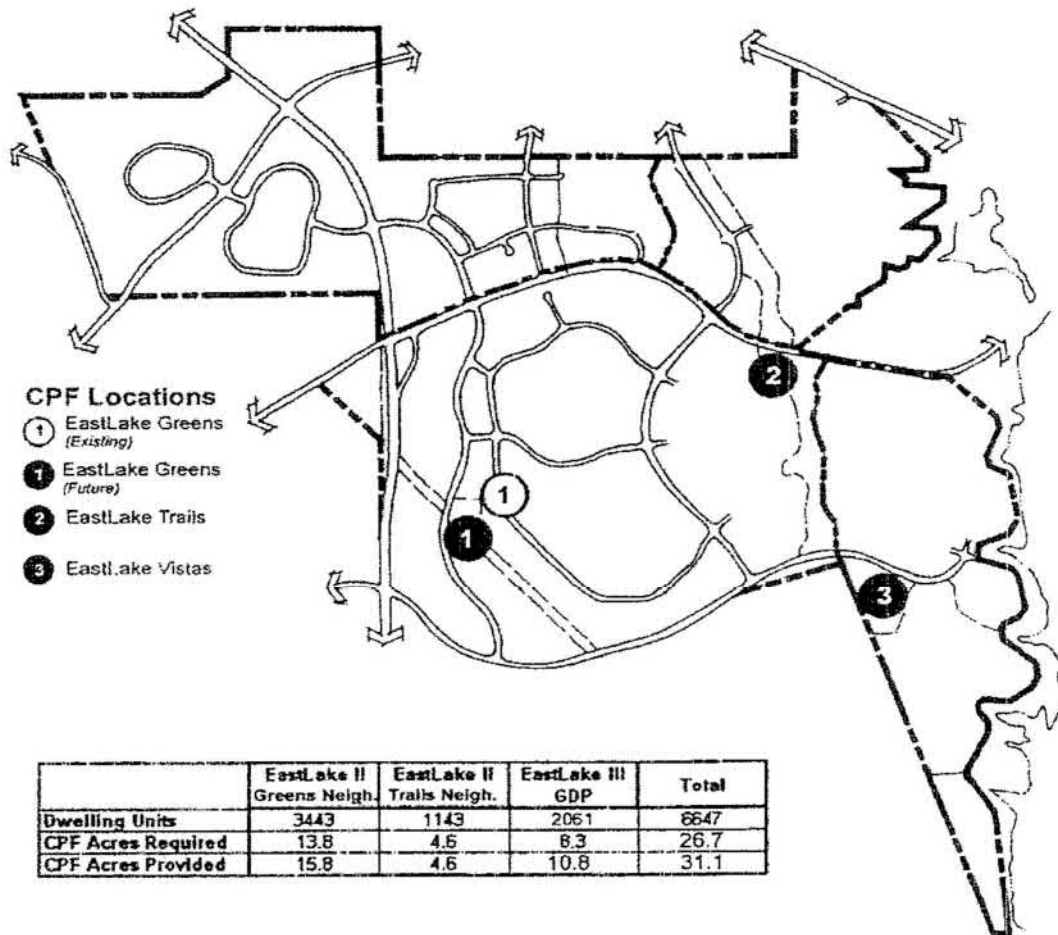
- For profit and non-profit day care facilities that are ancillary to any of the above;

- Private schools that are ancillary to any of the above;

- Interim uses, subject to the findings outlined in Section 19.48.025(E) of the Chula Vista Municipal Code;

- Recreational ball fields not to exceed 35% of the overall CPF acreage requirement for the CPF Master Plan.

Master Plan of Community Purpose Facilities



EASTLAKE III
A planned community by The EastLake Company

I.1.11.4 Development Agreement

A development agreement currently exists for development in EastLake II. The purpose of the agreement was to ensure that the developer will participate in the construction and financing of public facilities and to ensure that the land use entitlements provided for in this GDP are achieved. This agreement was entered into by all parties prior to the issuance of any permits for development within the plan area and shall bind future landowners/developers who acquire interests in the property. Amendments of mutual benefit may be made from time to time to insure its vitality.

I.1.11.5 Subsequent Review

The EastLake II GDP will be implemented, pursuant to the Chula Vista Municipal Code, through the subsequent adoption of a series of plans and programs, which are summarized below:

- **SPA Plans**

EastLake II will be comprised of several SPA Plans. The areas north of Otay Lakes road have been implemented as the EastLake I and Salt Creek I SPA Plans. The area south of Otay Lakes Road and west of Hunte Parkway is being implemented as the EastLake II SPA (Trails and Greens Neighborhoods) Plan. The area south of Otay Lakes Road and east of Hunte Parkway will be implemented as the EastLake II SPA (Trails and Greens Neighborhoods) (Refer to Exhibit 3 for location of these SPA Plan areas)

- **Other Related Planning/Review Programs**

All areas for future development in the EastLake II GDP will be subject to the adopted provisions of the following supplemental planning documents:

1. Planned Community District Regulations;
2. Design Guidelines;
3. Public Facility Financing Plans;
4. Affordable Housing Programs;
5. Air Quality Improvement Plans;
6. Water Conservation Plans;
7. Development Agreements;
8. Salt Creek Park Master Plan;
9. Precise Plans for non-residential development;
10. Conditional Use Permits where required;
11. Site Plan and Architectural Review; and,
12. Tentative Tract Maps

I.1.12 Administrative & Legislative Procedures

The administration and legislative procedures applicable to the EastLake II GDP are those specified in Chapter 19.48, P-C- Planned Community Zone, in the Chula Vista Municipal Code, with Sections 19.48.070 and 10.48.080 having specific applicability.

Eastlake I Sectional Planning Area SPA Plan

Amended Documents:

Site Utilization Plan -

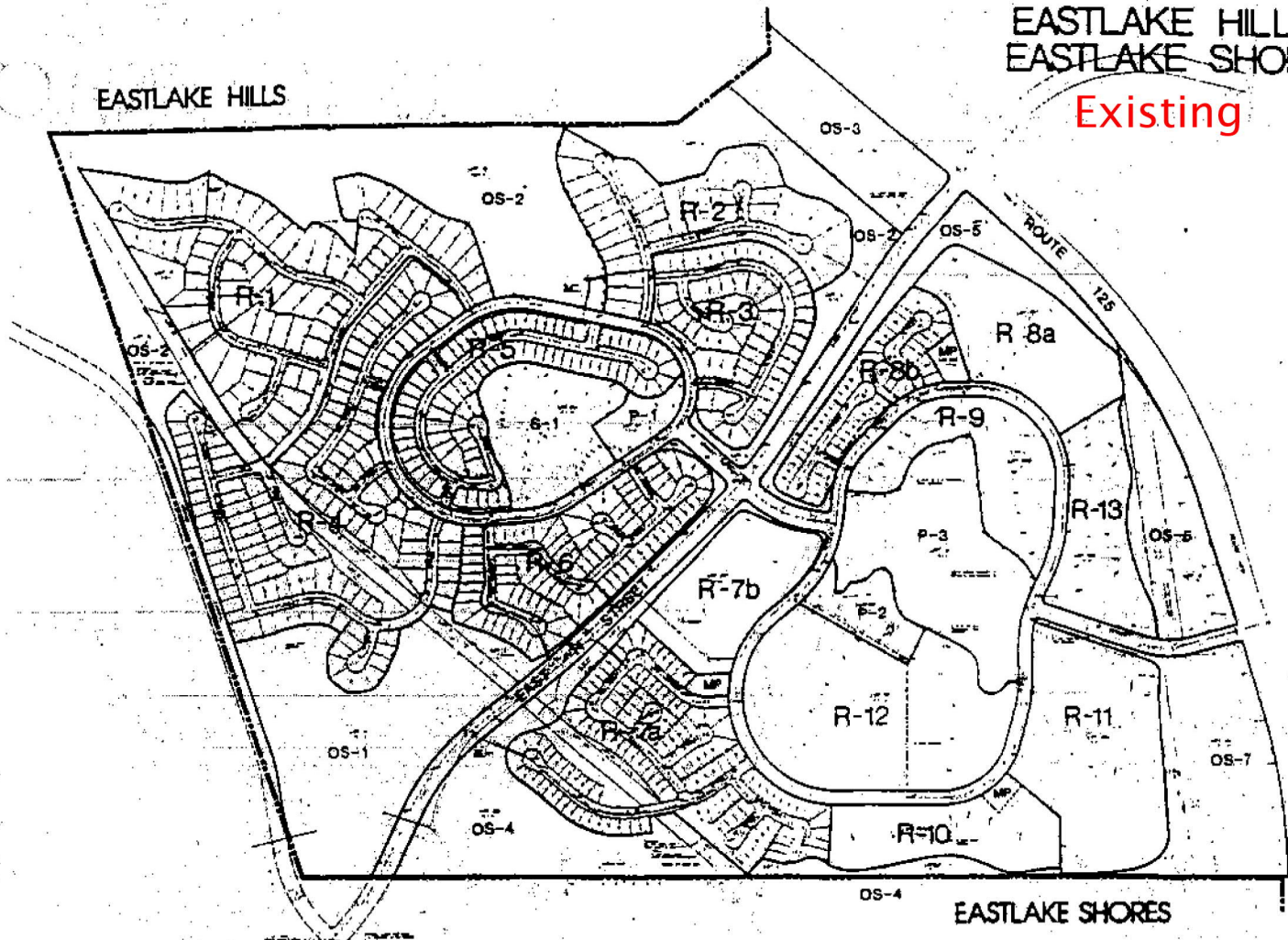
Eastlake Hills &

Eastlake Shores

SPA PLAN

EASTLAKE HILLS & EASTLAKE SHORES

Existing



RESIDENTIAL

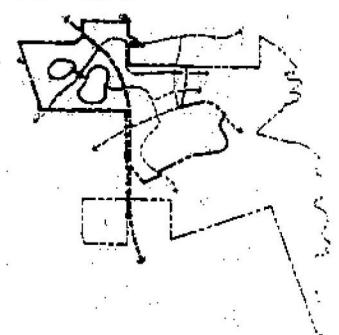
PARCEL NO.	ATTACHED (A) DETACHED (D)	DENSITY RANGE	ACRES	TARGET DENSITY	PERMITTED D.U.
R-1	D	0-5	35.8	2.0	73
R-2	D	0-6	18.2	1.7	31
R-3	D	0-5	15.4	3.7	57
R-4	D	0-5	39.8	3.3	130
R-5	D	0-5	17.0	4.6	78
R-6	D	0-5	18.3	4.6	85
Sub-total EASTLAKE HILLS			144.7	3.1	454
R-7a	D	5-15	26.8	5.0	132
R-7b	A/D	5-15	10.4	10.0	104
R-8a	A/D	5-15	14.3	10.0	143
R-8b	D	5-15	8.8	5.5	84
R-9	A	5-15	11.4	10.0	114
R-10	A	5-15	10.1	10.0	101
R-11	A	5-15	20.1	10.0	201
R-12	A	15-25	24.3	17.5	426
R-13	A	15-25	10.3	24.3	250
Sub-total EASTLAKE SHORES			137.3	11.1	1325
TOTAL EASTLAKE HILLS & SHORES			282.0	7.0 AVG.	1879

NON-RESIDENTIAL

PARCEL NO.	LAND USE	ACRES
OS-1	OPEN SPACE	26.7
OS-2	OPEN SPACE	54.4
OS-3	OPEN SPACE	10.3
OS-4	OPEN SPACE	21.2
OS-5	OPEN SPACE	7.1
OS-6	OPEN SPACE	10.3
OS-7	OPEN SPACE	18.2
TOTAL		146.4
P-1	PARK	2.4
P-2	PARK	3.9
P-3	PARK	17.5
TOTAL		23.8
S-1	SCHOOL	10.0

MINOR PARK ±0.5 ac. each (acreage included in residential parcel)

KEY MAP



EASTLAKE 1

A PLANNED COMMUNITY IN THE CITY OF CHULA VISTA



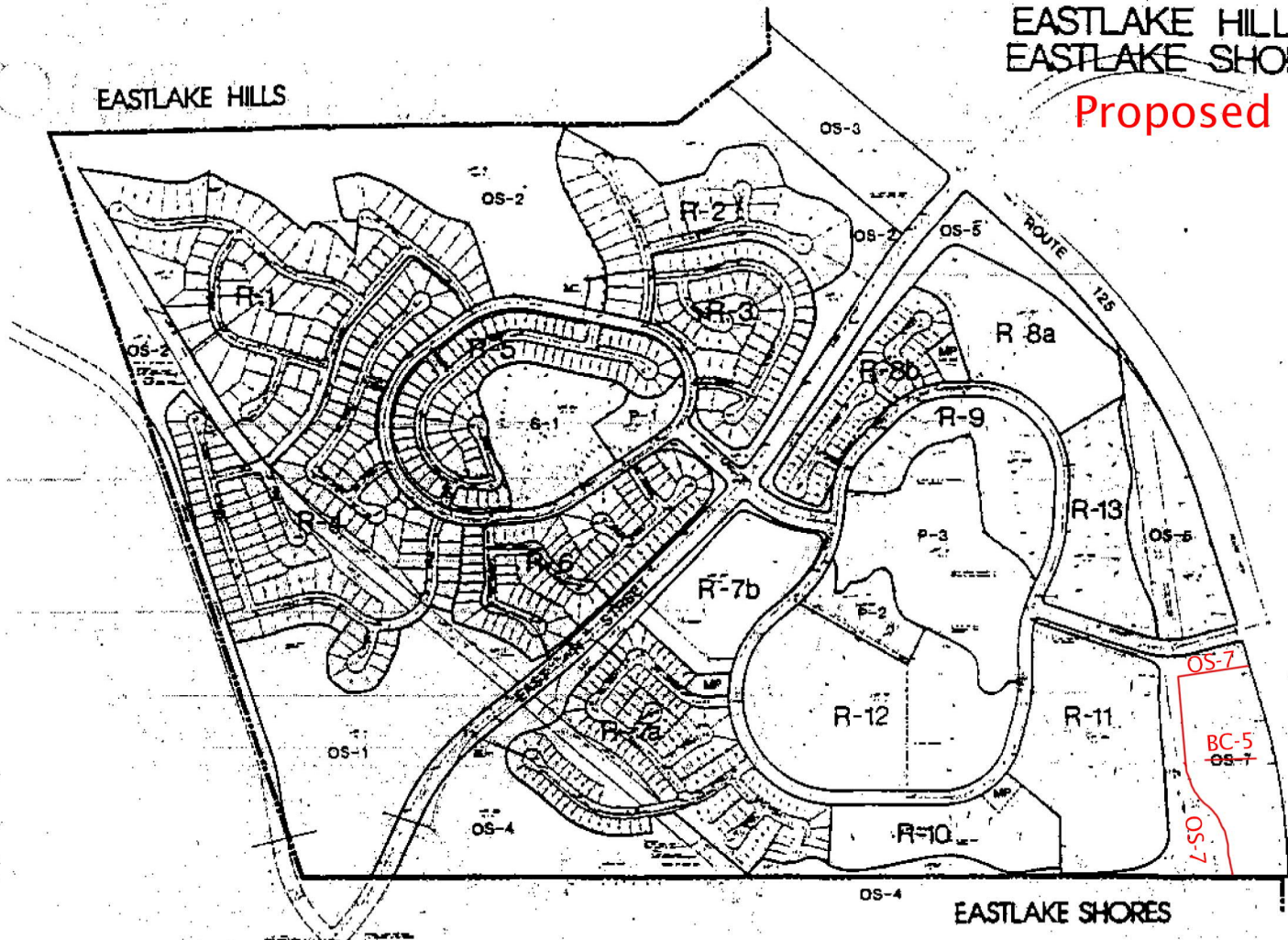
Cinti Associates
 1275/841 LKP-01

EXHIBIT
5

SPA PLAN

EASTLAKE HILLS & EASTLAKE SHORES

Proposed



RESIDENTIAL

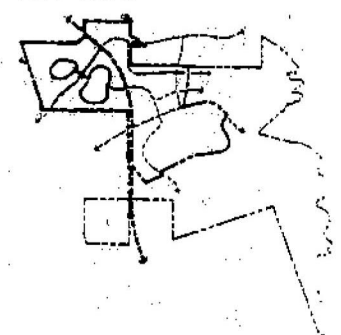
PARCEL NO.	ATTACHED (A) DETACHED (D)	DENSITY RANGE	ACRES	TARGET DENSITY	PERMITTED D.U.
R-1	D	0-5	35.8	2.0	73
R-2	D	0-6	18.2	1.7	31
R-3	D	0-5	15.4	3.7	57
R-4	D	0-5	39.8	3.3	130
R-5	D	0-5	17.0	4.6	78
R-6	D	0-5	18.3	4.6	85
Sub-total EASTLAKE HILLS			144.7	3.1	454
R-7a	D	5-15	26.8	5.0	132
R-7b	A/D	5-15	10.4	10.0	104
R-8	A/D	5-15	14.3	10.0	143
R-9	D	5-15	9.8	5.5	84
R-10	A	5-15	11.4	10.0	114
R-11	A	5-15	10.1	10.0	101
R-12	A	5-15	20.1	10.0	201
R-13	A	15-25	24.3	17.5	426
R-13	A	15-25	10.3	24.3	250
Sub-total EASTLAKE SHORES			137.3	11.1	1525
TOTAL EASTLAKE HILLS & SHORES			282.0	7.0 AVG.	1979

NON-RESIDENTIAL

PARCEL NO.	LAND USE	ACRES
OS-1	OPEN SPACE	26.7
OS-2	OPEN SPACE	54.4
OS-3	OPEN SPACE	10.5
OS-4	OPEN SPACE	21.2
OS-5	OPEN SPACE	7.1
OS-6	OPEN SPACE	10.3
OS-7	OPEN SPACE	16.2 6.8
TOTAL		146.4
P-1	PARK	2.4
P-2	PARK	3.9
P-3	PARK	17.5
TOTAL		23.8
S-1	SCHOOL	10.0
BC-5	BUS. CNTR.	9.4

MINOR PARK ±0.5 ac. each (Landscape included in residential parcel)

KEY MAP



EASTLAKE 1

A PLANNED COMMUNITY IN THE CITY OF CHULA VISTA

Revised 2/2020



Cinti Associates

200

1000

600

12/5/84 LKP-01

EXHIBIT

5

Planned Community District Regulations Amendment

Amended Documents:

Land Use District Map

I.3 Establishment of Land Use Districts

IV.0 Purpose

IV.1 Permitted and Conditional Uses: Business Center Districts

IV.2 Property development Standards: Business Center Districts

IV.3 Performance Standards: Business Center Districts

EAST LAKE II

Planned Community (PC)

District Regulations

Regulations for the followings SPA Plans:

EASTLAKE I

(including: EastLake Hills, EastLake Shores, Business Center I, & Village Center North Supplemental SPA Plan)

EASTLAKE BUSINESS CENTER II SPA PLAN

EASTLAKE II SPA Plan

(Consolidation of Eastlake Greens & Trails)

Ordinance No. 3018
Resolution No. 2005-28
Adopted August 23, 2005

Amended December 18, 2007
By Ordinance No. 3100

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Amended
By Ordinance No. _____

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INTRODUCTION

These Planned Community (PC) District Regulations are adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and are intended to implement and integrate the Chula Vista General Plan, the General Development Plan, and the Sectional Planning Area Plans (SPAs) for EastLake I, Salt Creek I, EastLake Greens and EastLake Trails (Refer to Exhibit 2 in Chapter 1, Section II) These regulations set forth the development and use standards for all property within EastLake II General Development Plan Area by establishing:

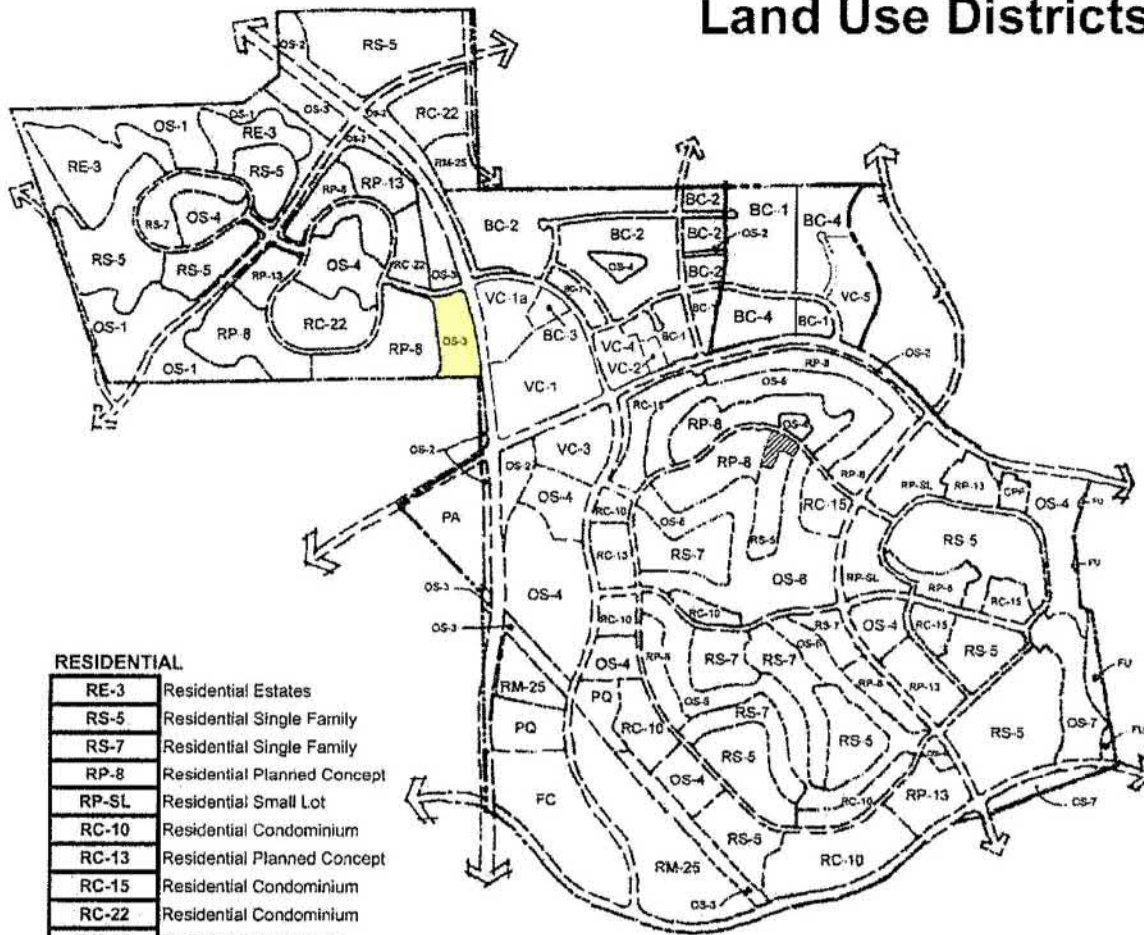
- setbacks;
- building heights;
- parking requirements;
- landscape requirements;
- use restrictions;
- animal regulations;
- density of development;
- lot size, width and depth;
- fencing requirements; and,
- signing regulations

The PC District Regulations, along with the various SPA Plans, delineate precisely the allowable use of the property.

The PC District Regulations are organized into four basic land use districts:

- Residential;
- Village Center and Commercial'
- Business Center; and,
- Special Purpose

Land Use Districts



RESIDENTIAL

RE-3	Residential Estates
RS-5	Residential Single Family
RS-7	Residential Single Family
RP-8	Residential Planned Concept
RP-SL	Residential Small Lot
RC-10	Residential Condominium
RC-13	Residential Planned Concept
RC-15	Residential Condominium
RC-22	Residential Condominium
RM-24	Residential Multi-Family
RM-44	Residential Multi-Family

VILLAGE CENTER & COMMERCIAL

VC-1	Village Center (Retail)
VC-1a	Village Center (Retail)
VC-2	Village Center (Prof. Admin / Ltd Retail)
VC-3	Village Center (Retail)
VC-4	Village Center (Retail)
VC-5	Village Center (Retail)
FC	Freeway Commercial
PA	Professional & Administrative

BUSINESS CENTER

BC-1	Business Center (Manufacturing Park District)
BC-2	Business Center (Manufacturing Service District)
BC-3	Business Center (Core District)
BC-4	Business Center (Core Professional District)

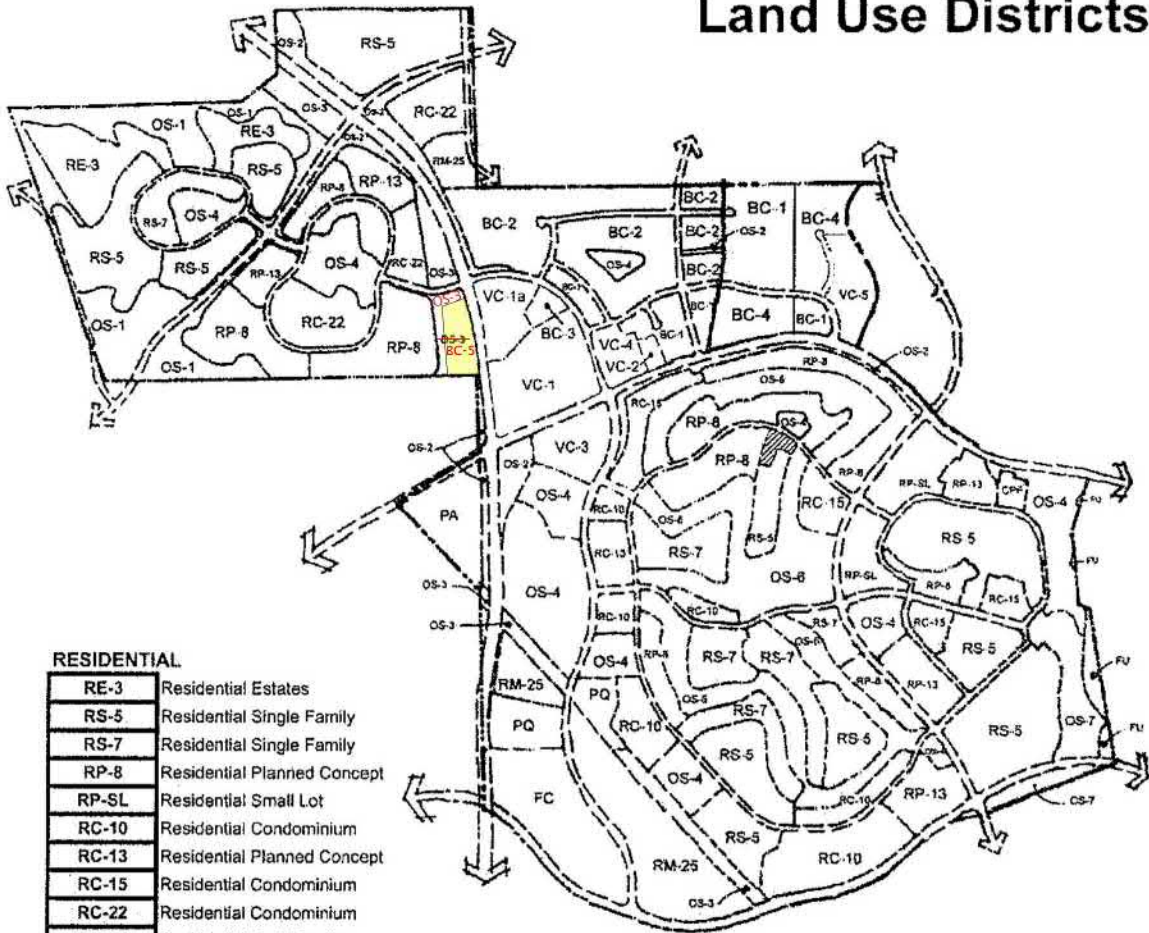
SPECIAL PURPOSE

OS-1	Open Space
OS-2	Open Space
OS-3	Open Space
OS-4	Open Space
OS-5	Open Space
OS-6	Open Space
OS-7	Open Space
FU	Future Urban District
PQ	Public/Quasi-public District
CPF	Community Purpose District
(GH)	Guest House Land Use District Overlay (Refer to Section II 3D in PC Dist. Regs)

EASTLAKE II
A planned community by The EastLake Co.

Revised 9/13/07

Land Use Districts



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VC-4	Village Center (Retail)
VC-5	Village Center (Retail)
FC	Freeway Commercial
PA	Professional & Administrative

BUSINESS CENTER

BC-1	Business Center (Manufacturing Park District)
BC-2	Business Center (Manufacturing Service District)
BC-3	Business Center (Core District)
BC-4	Business Center (Core Professional District)
BC-5	Business Center (Warehouse- Storage District)

SPECIAL PURPOSE

OS-1	Open Space
OS-2	Open Space
OS-3	Open Space
OS-4	Open Space
OS-5	Open Space
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EASTLAKE II
A planned community by The EastLake Co.
Revised 9/13/07

Land Planning
8/23/06
Adopted 12/18/07

SECTION I GENERAL PROVISIONS

I.0 Purpose and Scope

For the purpose of promoting and protecting the public health, safety and welfare of the people of the City of 'Chula Vista, to safeguard and enhance the appearance and quality of development of EastLake II, and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources, these Planned Community District Regulations defining land use districts and regulations within those districts are hereby established and adopted by the City Council.

I.1 Private Agreements

The provisions of this ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this ordinance.

I.2 Repeal of Conflicting Ordinances

Whenever the provisions of this ordinance impose more restrictive regulations upon construction or use of buildings or structures, or the use of lands or premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or rules or regulations promulgated hereunder shall govern.

I.3 Establishment of Land Use Districts

A. Division of EastLake II into Land Use Districts

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to regulate the areas of yards and other open area abutting and between buildings and structures, and to regulate the density of population, EastLake II GDP is hereby divided into the following Land Use Districts:

Residential Land Use Districts

RE-3	Residential Estate
RS-5	Residential Single Family
RS-7	Residential Single Family
RP-8	Residential Planned Development
RP-13	Residential Planned Development
RP-SL	Residential Planned Development
RC-10	Residential Condominium
RC-15	Residential Condominium
RC-22	Residential Condominium
RM-25	Residential Multi-Family
RM-44	Residential Multi-Family

Village Center and Commercial Land Use Districts:

VC-1	Village Center
VC-2	Village Center
VC-3	Village Center

VC-4	Village Center
VC-5	Village Center
FC	Freeway Commercial
PA	Professional and Administrative

Business Center Land Use Districts

BC-1	Business Center Manufacturing Park
BC-2	Business Center Manufacturing Park
BC-3	Core District
BC-4	Core District
BC-5	Warehouse

Special Purpose Land Use Districts

OS-1	Open Space
OS-2	Open Space
OS-3	Open Space
OS-4	Open Space
OS-5	Open Space
OS-6	Open Space
OS-7	Open Space
PQ-1	Quasi-Public Facilities
CPF	Community Purpose Facilities

B. Adoption of Land Use Districts – Maps

Said several Land Use Districts and boundaries of said Districts and each of them hereby are established and adopted as shown, delineated and designated on the EastLake II Planned Community District Regulations Land Use Districts Map of the City of Chula Vista, San Diego County, which map, together with all notations, references, data, district boundaries and other information thereon, is made a part hereof and adopted concurrently herewith.

C. Filing

The original of the EastLake II Planned Community District Regulations Land Use District Map shall be kept on file with the City Clerk and shall constitute the original record. A copy of said Map shall also be filed with the Planning Department.

D. Changes to the Land Use District Map

Changes to the boundaries of the land use districts shall be made by ordinance and shall be reflected on the EastLake II Planned Community District Regulations Land Use District Map. Minor changes resulting from the approval of a tract map may be made to the land use district map as an administrative matter.

I.4 Clarification of Ambiguity

If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this ordinance, or if ambiguity exists with respect to matters of height, yard

requirements, area requirements or land use district boundaries as set forth herein, it shall be the duty of the Director of Planning and Building to ascertain all pertinent facts and forward said findings and recommendations to the Planning Commission, or on appeal, to the City Council and if approved by the Commission or, on appeal, by the City Council. Thereafter, the established interpretation shall govern.

Should any provision of these regulations conflict with those of the Municipal Code, the requirements herein shall apply.

I.5 Effects of Regulations

The provisions of this ordinance governing the use of land, buildings, and structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre, standards of performance and other provisions hereby are declared to be in effect upon all land included within the boundaries of each and every land use district established by this ordinance.

I.6 Enforcement

A. Enforcement by City Officials

The City Council, the City Attorney, the City Manager, the Director of Public Safety, the Building Official, the Director of Planning and Building, the City Clerk and all officials charged with issuance of licenses or permits, shall enforce the provisions of this ordinance. Any permit, certificate or license issued in conflict with the provisions of this ordinance shall be void.

B. Actions Deemed a Nuisance

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly approved Design Review, Site Plan, Variance, Conditional Use Permit or Administrative Permit and/or this ordinance shall be and the same hereby is declared to be unlawful and a public nuisance per se and subject to abatement in accordance with local ordinance.

C. Remedies

All remedies concerning this ordinance shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs or improvements, and shall not prevent the enforced correction or removal thereof.

D. Penalties

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provision of this ordinance or violating or failing to comply with any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance.

I.7 Definitions

For the purpose of this Ordinance, certain words, phrases and terms used herein shall have the meaning assigned to them by Title 19 of the City of Chula Vista Municipal Code.

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and, those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive.

Any aspect of land use regulation within EastLake II General Development Plan Area not covered by these district regulations or subsequent plan approvals, shall be regulated by the applicable section of the Chula Vista Municipal Code (CVMC).

SECTION II RESIDENTIAL DISTRICTS

II.0 Purpose

In addition to the objectives outlined in Section I.0 (Purpose and Scope), the Residential Districts are included in the Planned Community District Regulations to achieve the following purposes:

- To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the General Plan and with sound standards of public health, safety and welfare;
- To ensure adequate light, air, privacy and open space for each dwelling;
- To minimize traffic congestion and avoid the overloading of public services and utilities by preventing construction of buildings of excessive bulk or number in relation to the land area around them;
- To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences; and,
- To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

II.1 Land Use District Grouping

To facilitate the establishment of permitted use and development standards which are applicable to more than one land use district, land use groups are herein established. The following land use groups are established and shall be identified by the designation indicated below:

<u>Land Use Group Designation</u>	<u>Land Use District Included in Group</u>
RE	RE-3
RS	RS-5 and RS-7
RP	RP-8, RP-13 and RP-SL
RC	RC-10, RC-15 and RC-22
RM	RM-25 and RM-44

II.2 Permitted Uses

The following uses shall be permitted where the symbol "P" appears and shall be permitted subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be permitted subject to an Administrative Review. Uses where the symbol "N" appear shall not be permitted. Uses where the symbol "a" appears are only permitted as an accessory use to a basic permitted use.

<u>Land Use</u>	<u>Land Use Group</u>				
	<u>RE</u>	<u>RS</u>	<u>RP</u>	<u>RC</u>	<u>RM</u>
A. <u>Residential Uses</u>					
1. Single family dwellings	P	P	P	P	P

2. Duplex dwellings	N	N	N	N	N
3. Guest dwellings or accessory living quarters	A	N	N	N	N
4. Mobile homes on individual lots which are certified under the National Mobile home Construction and Safety Standards Act of 1975	P	P	P	P	P
<u>Land Use</u>	<u>RE</u>	<u>RS</u>	<u>RP</u>	<u>RC</u>	<u>RM</u>
	<u>Land Use Group</u>				
5. Group residential, including but not limited to, boarding or rooming homes, dormitories, and retirement homes	N	N	C	A	A
6. Multiple dwellings	N	N	A	P	P
7. Townhouse dwellings	N	N	P	P	P
B. <u>Agricultural Uses</u>					
1. All types of horticulture	P	P	P	P	P
2. Agricultural crops	A	A	A	A	A
3. Animal raising or grazing	A	N	N	N	N
4. Keeping of three (3) dogs and/or three (3) cats (over the age of four months)	P	P	P	P	P
C. <u>Public and Quasi-Public Uses</u>					
1. Day nurseries, day care schools and nursery schools (Children under 12 subject to City Standards)	C	C	C	C	C
2. Convalescent homes	C	C	C	C	C
3. Churches, convents, monasteries and other religious places of worship (subject to requirements of Section 19.58.110 CVMC)	C	C	C	C	C
4. Essential public services including but not limited to: schools, libraries, museums, parks, Public works facilities and other civic uses	C	C	C	C	C
5. Public utility and public service substations, reservoirs, pumping plants and similar installations	C	C	C	C	C
6. Recreational facilities including but not limited to: country clubs, tennis and swim clubs, golf courses, racquetball and	C	C	C	C	C

handball. (Sites for such facilities which are 2 acres or less in size shall be subject to Administrative Review only)

- | | | | | | |
|--|---|---|---|---|---|
| 7. Recreational courts, including but not limited to: tennis, basketball, and similar uses | A | A | A | A | A |
|--|---|---|---|---|---|

D. Home Occupations

- | | | | | | |
|---|---|---|---|---|---|
| 1. Home occupations subject to the provisions of Section VI.1 | A | A | A | A | A |
|---|---|---|---|---|---|

E. Accessory Uses

- | | | | | | |
|--|---|---|---|---|---|
| 1. Accessory structures and uses located on the same site as a permitted use | A | A | A | A | A |
| 2. Accessory structures and uses located on the same site as a conditional use | A | A | A | A | A |

F. Temporary Uses

- | | | | | | |
|---|---|---|---|---|---|
| 1. Temporary uses as prescribed in Section VI.0 | A | A | A | A | A |
|---|---|---|---|---|---|

II.3 Property Development Standards: Residential Districts

A. The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use districts. The use of the symbol "SP" indicates that the standard is established by the approval of a Site Plan/Tentative Tract Map. Dimensions and standards are minimums. Minor variations may be permitted subject to site plan or tract map approval providing that the minimums specified herein are maintained as average minimums. Lot widths and depths are herein maintained as average minimums. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site specific conditions. The parking standards for a planned Senior Citizen or "affordable" residential development may be reduced from those specified herein for the district in which it is located by the Director of Planning.

B. Large Day Care

The City of Chula Vista has established specific requirements for operating a large day care facility, including:

1. A large day care facility shall not be within 1,200 feet of another such facility on the same street as measured from the exterior boundaries of the property.
2. An area shall be provided for the temporary parking of at least two vehicles for the safe loading and unloading of children. In most cases, the driveway in front of a two-car garage will satisfy this requirement.

3. A usable rear yard play area of 1,200 sq ft shall be provided. Outdoor play activity shall not be allowed in the front or exterior side yard of the home.
4. Play areas shall be designed and located to reduce the impact of noise on surrounding properties. The Zoning Administrator may impose reasonable requirements to alleviate noise, including but not limited to installation of a six-foot high block wall around the perimeter of the rear yard.

Residential Property Development Standards

	Site Condition	Land Use Group/District							
		RE	RS	RP				RC	RM
				RP-8	RP-13	RP-SL			
1	Lot area (in net .000's square feet)	8	5	3*	3*	2.5		SP	SP
2	Lot Width (in feet) (Attached Products in RP district)	70	50	38	38	50		SP	SP
3	Lot depth (in feet)	100	100	90	50	50		SP	SP
4	Lot coverage (percent)	40	50	SP	SP	SP		SP	SP
5	Front yard setback: (garage) a) To direct entry garage b) To side entry garage (single story garage in RS district)	20 20	20 15 10	SP SP	SP SP	20 10		SP SP	SP SP
6	Front yard setback: (main residence)	20	20	SP	SP	10		SP	SP
7	Side yard setback: a) to adjacent residential lot (min. total/one side) b) to adjacent street (corner lot)	15/5	10/5**	SP	SP	10/5		SP	SP
8	Rear yard setback	20	15	SP	SP	10		SP	SP
9	Building height (maximum in feet) (2 ½ story max. RE, RS & RP districts)	28***	28***	28***	28***	28***		45	45
10	Parking spaces per unit: (g=garage; c= carport; op=open) SF Detached Units SF Attached Units MF Units (1 bedroom units) MF Units (2 bedroom units) MF Units (3= bedroom units)								

Notes:

Refer to paragraph II.3E for detached structure overlay standards.

* May be modified for attached units with Site Plan Approval.

** RS & RS-5 District only; 13/3 in RS-7 District.

*** May be increased to 35 feet with Site Plan Approval.

C. Group Parking Standards for RC and RM Land Use Groups

The parking requirements include 0.5 spaces for guest parking. This requirement may be reduced to 0.3 space per unit by the Zoning Administrator which would result in a reduction of the standards set forth in the table. If more than one space per dwelling unit is assigned to the dwelling unit, then the required guest parking spaces shall be marked and clearly identified as guest parking. The guest parking spaces shall not be permitted to be assigned to individual dwelling units.

D. Special Requirements

1. Front yard setbacks shall be measured from the right-of-way of the fronting street. The front yard setback may be reduced, subject to site plan approval, within the RP, RC and RM districts if the front yard setback is reduced to less than twenty (20) feet, and the dwelling unit is located on a street, cul-de-sac, or court containing more than twelve (12) dwelling units, then the garage shall be equipped with an automatic garage door opener.
2. The allowable building area for each lot shall be as permitted in the table below. The maximum building area for single family detached and attached products shall be the square footage listed or that permitted by the percentage of lot area, whichever is greater. Homeowner additions shall be allowed only where consistent with these standards. A 300 square foot open patio (covered but open on three sides) shall be permitted on each residential lot and shall be exempt from inclusion in this calculation.

E. Detached Structure Overlay Standards

1. The Detached Structure Overlay Standards shall only apply to those areas depicted on the Land Use Districts map as “Detached Structure Overlay.”
2. Uses Permitted: A Guest House as defined in Section 10.04.106 CVMC, except as further defined as follows: A “Guest house” means detached living quarters of a permanent type of construction, without kitchen or cooking facilities and intended for use by occasional guests and occupants of the main building. Use by occasional guests shall not exceed 90 days for any one guest over a one year period. A guest house shall not be separately rented, let, or leased, whether compensation is direct or indirect.
3. Site Development Standards: Shall be as indicated for the base residential land use district, except that the front setback may be reduced to 15 feet if approved by the Director of Planning.

Permitted Building Area

<u>District</u>	<u>Square Footage</u>	<u>Lot Area Percentage (FAR)</u>
RE & RS-5	4,500	50%
RS-7	3,900	50%
RP-SL & RP-8	2,900	55%
RP-13	2,300	55%

All residential development north of Otay Lakes Road, within the EastLake I SPA, shall be exempt from this maximum building area standard RP-13 parcels in the Greens SPA are limited to 2,000 square feet.

II.4 Performance Standards: Residential Districts

In all Residential Districts, the following performance standards shall be met:

- A. Air conditioners, antennas, ham radio antennas, solar panels, heating, cooling, ventilating equipment and all other mechanical, lighting or electrical devices shall be so operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Heights of said equipment shall not exceed the required height of the zone in which they are located. Private, individual satellite dish antennas greater than three (3) feet in diameter are subject to a Conditional Use Permit.
- B. Required front and exterior side yards shall be landscaped and shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements may be met by either installation by the builder or developer, or for single family development, requirements through CC&R's that individual homeowners install their front yard landscaping within one year of occupancy, or sooner if required by CC&R's.
- C. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment. Power lines and cables shall be installed underground.
- D. The acceptable outdoor noise exposure level, measured at the property line, for each residential district is provided in the table below (See Chapter 19 66 CVMC for definitions and additional details)

Exterior Noise Limits*

<u>Receiving Land Use District</u>	<u>7 a.m. – 10 p.m.</u>	<u>10 p.m. – 7 a.m.</u>
RE, RS, RP	55 dbA	45 dbA
RC, RM	60 dbA	50 dbA

*Environmental Noise – 1_{eq} in any hour

*Nuisance Noise – not to be exceeded at any time

- E. The maximum permissible dwelling unit interior noise levels are provided in the table below.

Interior Noise Limits*

<u>Time Interval</u>	<u>Any Time</u>	<u>1 min. in 1 hour</u>	<u>5 min. in 1 hour</u>
7 a.m. – 10 p.m.	55 dbA	50 dbA	45dbA
10 p.m. – 7 a.m.	45 dbA	40 dbA	35 dbA

F. Energy Conservation Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical Buildings should be designed to minimize energy consumption requirements, including but not necessarily limited to, the following conservation considerations:

- Co-generation
- South facing windows;
- Eave coverage for windows;
- Double glazed windows;
- Earth berming against exterior walls;
- Greenhouses; and,
- Deciduous shade trees

G. In the RC and RM districts, including the conversion of apartments to condominiums where permitted, the following performance standards shall be met:

1. Masonry wall or fences six (6) feet in height, from the highest finished grade, shall be required where needed for noise attenuation and/or privacy.
2. Where a lot fronts on more than one street, it shall be considered to have multiple frontages and shall be required to meet special side yard setbacks.
3. When an RC and/or RM lot is adjacent to any single family zone, a minimum of fifteen (15) feet of landscaping shall be maintained on the RC and/or RM lot between such uses.
4. Lockable, enclosed storage shall be provided in the carport area; substitutions may be approved by the Director of Planning;
5. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.
6. Conveniently located and well screened trash enclosures shall be provided for all dwelling units.
7. Recreation vehicle (including campers, boards and trailers) parking areas shall be provided, fully screened from view or the development CC&R's shall prohibit all parking of recreation vehicles.

II.5 Accessory Structures: Residential Districts

Accessory Buildings and Structures: Accessory buildings and structures, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of

the main structure as constructed or required by the District, whichever is less restrictive; except as herein provided.

- A. Enclosed accessory buildings or structures that are attached to the main building shall not be allowed to encroach into the required rear yard setback. Open structures may be allowed to encroach into the rear yard setback subject to approval by the Director of Planning.
- B. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.
- C. A detached accessory structure may be located within an interior side or rear yard provided that such structure is located no closer than five (5) feet to an interior side or rear lot line and is at least six (6) feet from the main structure and does not exceed one story in height.
- D. Porches, steps, architectural features such as eaves, awnings, chimneys, balconies, stairways, wing walls or bay windows may project not more than four (4) feet into any required front or rear yard area, and not into any required side yard more than one-half of said required side yard.

II.6 Walls and Fences: Residential Districts

In any required front or side yard adjacent to a street, a wall, fence or hedge shall not exceed forty-two (42) inches in height, except as provided herein:

- A. A wall, fence or hedge not more than six (6) feet in height may be maintained along the interior side or rear lot line, provided that such wall, fence or hedge does not extend into a required front or side yard adjacent to a street except for noise attenuation as required by the City and as herein provided.
- B. A wall, fence or hedge adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two (42) inches in height within the front or side yard setback area of the lot. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility.
- C. Fiberglass or bamboo sheeting or other similar temporary material shall not be permitted as a fencing material on street frontages.

II.7 Signs: Residential Districts

No sign or outdoor advertising structure shall be permitted in any residential district except as provided in Section VII.

SECTION III VILLAGE CENTER & COMMERCIAL DISTRICTS

III.0 Purpose

In addition to the objectives outlined in Section I.O (Purpose & Scope), the Village Center and Commercial Districts are included in the Planned Community District Regulations to achieve the following purposes:

- To provide appropriately located areas for office uses, retail stores, service establishments and wholesale businesses, offering commodities and services required by residents of the City and its surrounding market area;
- To provide an opportunity for commercial and quasi-public community support facilities;
- To encourage office and commercial uses to concentrate for the convenience of the public and for a more mutually beneficial relationship to each other;
- To provide adequate space to meet the needs of modern commercial development, including off-street parking and loading areas;
- To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings suited to the amount of land around them;
- To protect commercial properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses; and
- To promote high standards of site planning, architectural and landscape design for office and commercial developments within the City of Chula Vista.

III.1 Permitted Uses: Village Center Districts

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

“P”	=	Permitted
“C”	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission
“A”	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
“a”	=	Permitted Accessory Use to a Permitted or Conditional Use
“N”	=	Use Not Permitted
“P/N”	=	First symbol before “/” is the permissive status if all required discretionary applications for implementation have been submitted prior to December 31, 2004. Second symbol after “/” is the permissive status if all applications have not been submitted prior to December 31, 2004.
“P ₁ ”	=	Subject to Zoning Administrator review and approval

Land Use District

Land Use	VC-1	VC-1a	VC-2	VC-3	VC-4 ¹	VC-5 ^{2,3}
<u>A. Administrative Professional Services</u>	P	P	P	P	P	P
<u>B. General Commercial Uses</u>						
1. Antique shops (no outdoor storage)	P	P	N	P	N	P
2. Apparel Stores	P	P	P/N	P	P	P
3. Art, music and photographic studios and supply stores	P	P	P/N	P	P	P
4. Appliance stores and repair (no outdoor storage)	P	N	P/N	P	P	P
5. Arcades and electronic games (see Section VI.4)	C	C	P/N	C	P	A
6. Athletic and health clubs	C	C	C	C	C	A
7. Automobile and/or truck services, sales, rental agencies	A	N	N	A	N	A
8. Bakeries – retail	P	P	P	P	P	P
9. Barber and beauty shops	P	P	P	P	P	P
10. Bicycle shops, non-motorized	P	P	P	P	P	P
11. Blueprint and photocopy services	P	N	P	P	P	P
12. Book, gifts and stationary stores	P	P	P	P	P	P
13. Candy stores and confectioners	P	P	a	P	a	P
14. Car Wash subject to provisions of Section 19.58.060 CVMC	C	N	N	C	N	C
15. Catering establishments	P	P	N	P	N	P
16. Cleaners	P	P	P/N	P	P	P
17. Commercial recreation facilities not otherwise listed	C	C	C	C	C	C
18. Eating and drinking establishments:						
a. Bars, nightclubs cabarets	C	C	N	N	N	C
b. Restaurants, coffee shops, delicatessens:						P
1) with alcoholic beverages and/or entertainment	C	C	C	C	C	ZA
2) without alcoholic bev	P	P	P	P	P	P
3) with outdoor seating*	P	P	P	P	P	P

<u>Land Use</u>	<u>VC-1</u>	<u>VC-1a</u>	<u>VC-2</u>	<u>VC-3</u>	<u>VC-4¹</u>	<u>VC-5^{2,3}</u>
c. Snack bars and refreshment stands contained within a building	P	P	P	P	P	P
d. Fast food restaurants with drive-in or drive-through (subject to Site Plan and Arch Review by the Zoning Administrator)	C	N	N	C	N	C
19. Equipment rental (enclosed building)	P	N	P	P	P	P
20. Feed and tack stores (no outside storage)	P	P	N	P	N	P
21. Financial Institutions with drive thru	P	N	P	N	P	P
22. Florists' shops	P	P	P	P	P	P
23. Food stores, supermarkets, drug stores	P	P	N	P	N	P
24. Furniture stores	P	P	N	N	N	P
25. Gasoline service stations	C	N	N	C	N	N
26. Hardware stores:						
a > 10,000 square feet	P	N	N	P	N	P
b < 10,000 square feet	P	P	N	P	N	P
27. Hobby shops	P	P	P/N	N	P	P
28. Hotels and motels (and accessory uses, including restaurant, bar, shops)	P	N	P	N	P	P
29. Janitorial services/supplies	P	N	N	P	N	P
30. Jewelry stores	P	P	P	P	P	P
31. Junior department, department stores, discount and membership department stores						
a > 50,000 square feet	P	N	P/N	N	P	P
b < 50,000 square feet	P	P	P/N	N	P	P
32. Kiosks, and moveable vendors, including photo sales, located in parking lot	C	C	C	C	C	A
33. Liquor stores	C	C	N	C	N	A
34. Medical and dental offices, clinics	P	P	P	P	P	P
36. Motorcycle sales and services including motorized bicycles	A	N	N	A	N	A
a Show room only, without service						

<u>Land Use</u>	<u>VC-1</u>	<u>VC-1a</u>	<u>VC-2</u>	<u>VC-3</u>	<u>VC-4¹</u>	<u>VC-5^{2,3}</u>
37. Newspaper and magazine stores	P	P	a	P	N	P
35. Mortuaries	N	N	N	N	N	N
38. Nurseries and garden supply stores in screened areas	P	P	N	P	N	P
39. Office suites, general	P	P	P	P	P	P
40. Office supplies/stationary stores	P	P	P	P	P	P
41. Parking facilities (commercial)	N	N	C	C	C	N
42. Pharmacies	P	P	P	P	P	P
43. Photocopying services	P	P	P	P	P	P
44. Printing shops	P	P	P	P	P	P
45. Recycling drop-off bins	A	N	N	A	N	N
46. Retail stores and shops	P	P	P/N	P	P	P
47. Sign painting shops (encl bldg.)	P	N	N	P	N	P
48. Stamp and coin shops	P	P	P/N	P	P	N
49. Swimming pool supplies	P	P	P/N	P	P	P
50. Television, stereo and radio stores including sales and repair	P	P	P/N	P	P	P
51. Theaters	A	A	N	N	N	A
52. Tire sales and services	A	N	N	A	N	N
53. Travel agencies	P	P	P	P	P	P
54. Veterinary offices and animal hospitals	A	A ¹	C	A	C	A
¹ Overnight animal boarding for non-medical purposes is prohibited						
C. <u>Public and Semi-Public Uses</u>						
1. Day nurseries, day care schools (subject to provisions of the Municipal Code)	A	A	A	A	A	A
2. Convalescent homes and hospitals	C	N	N	C	N	N
3. Clubs and lodges including YMCA, YWCA and similar youth group uses	A	N	N	N	N	A
4. Libraries	P	P	N	P	N	N
5. Educational Institutions	C	C	C	C	C	A
6. Hospital, medical care facilities	N	N	N	N	N	N
7. Post Office	P	P	N	P	N	N
8. Religious institutions	N	N	C	N	N	N

<u>Land Use</u>	<u>VC-1</u>	<u>VC-1a</u>	<u>VC-2</u>	<u>VC-3</u>	<u>VC-4¹</u>	<u>VC-5^{2,3}</u>
9. Group care facilities and residential retirement hotels	C	C	N	C	N	N
10. Utilities, public and private	P	N	N	P	N	N
11. Uses determined to be similar and consistent with the purposes of this chapter	C	P ₁	C	C	C	C
D. <u>Accessory Uses</u>						
1. Accessory structures and uses located on the same site as a permitted use	P	P	P	P	P	P
2. Accessory structures and uses located on the same site as a conditional use	A	A	A	A	A	A
E. <u>Temporary Uses</u>						
1. Temporary uses as prescribed in Section VI.0	P	P	P	P	P	P

¹ The VC-4 is a “Project Specific Land Use,” district intended only to accommodate an approximately 93,500 square-foot Kohl’s department store substantially similar retail operation as Kohl’s store located in Temecula, California store (31870 Redhawk Parkway, Temecula, California 92592), 16,800 square feet for retail shops and restaurants. The Project Specific Land Use District will be in effect only until July 15, 2006 unless the following two requirements are met:

- 1) commence construction of the Kohl’s department store no later than July 15, 2005 For purposes of this land use designation, “commence construction” means the date of commencement contained within a contract for the construction of the Kohl’s building and related site improvements which has been entered into by Kohl’s Department Stores; and
- 2) Kohl’s department store is open for business no later than July 15, 2006

In the event that Kohl’s has not commenced construction by July 15, 2005, the VC-4 “project specific land use” designation will revert back to VC-Z land use district. Furthermore, in the event that the Kohl’s department store is not open for business by July 15, 2006, the VC-4 “project specific land use” designation will revert back to VC-2 land use district.

² All land uses within the VC-5 Land Use District must comply with the applicable parking standards outlined in section VIII 2 of the East Lake Business Center II PC District Regulations minus 15% reduction.

³ Prior to the issuance of a business license or building permit for a new or existing tenant, the Parking Availability Table (see sample below) shall be updated, to the satisfaction of the City, to reflect the required number of parking spaces for the new use or additional floor area to insure that the new parking demand does not exceed the total number of parking spaces provided.

Sample Parking Availability Table

Permitted Land Use	Total Gross Floor Area by Use (s.f.)	Total Restaurant Seats	Parking Ratio (1 space / X s.f.)	Restaurant Parking Ratio (spaces per seat)	Required Parking (spaces)	15% Reduction	Total Parking Provided	Excess Parking Spaces
Furniture Showroom								
Medical, Dental Office								
Professional Office								
Retail								
Restaurant								
TOTAL								

III.2 Property Development Standards: Village Center Districts

The property development standards that shall apply to all land and buildings permitted in the Village Center Districts shall be those indicated on an approved site plan submitted pursuant to Section 19.14.420 through Section 19.14.480 inclusive in Title 19 of the Chula Vista Municipal Code.

The following property development standards apply to tall land and buildings other than accessory buildings authorized in VC-1, VC-2 and VC-5 districts. Any legal lot may be used as a building site.

A. General Requirements

The following requirements are minimums unless otherwise stated:

	<u>VC-1</u>	<u>VC-2</u>	<u>VC-5</u>
1. Setback from Otay Lakes Road ¹	50 feet	50 feet	50 feet
2. Setback from Fenton Avenue ^{**2}	NA	20 feet	20 feet
3. Setback from SR-125 ²	50 feet	NA	NA
4. Setback from EastLake Parkway ⁴	30 feet	30 feet	NA
5. Building height, maximum ³	45 feet	45 feet	35 feet
6. Site Yard Setback			10 feet
7. Rear Yard Setback			10 feet

¹ As measured from edge of curb may be modified with approval of DRC

² As measured from right-of-way

³ Architectural features may exceed height with Design Review Approval

⁴ As measured from R/W May be modified with Design Review Approval

III.3 Performance Standards: Village Center Districts

- A. Required front and street side yards shall be landscaped Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City's Landscape manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.
- B. The noise level emanating from any commercial use or operation shall not exceed the standards established in the Chula Vista Municipal Code.
- C. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Director of Planning.
- D. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Center.
- E. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.
- F. Lighting. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Village Center District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.
- G. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
- H. Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six (6) feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls.
- I. Air Pollution. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718.
- J. Odor. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
- K. Energy Conservation. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:

- Cogeneration;
- South facing windows;
- Eave coverage for windows;
- Earth berming against exterior walls; and,
- Deciduous shade trees

L. Land Use Compatibility: Notwithstanding the range of uses permitted in the permitted use matrix, areas designated VC-3 that are also designated as Public/Quasi-Public on the General Development Plan shall be limited to those uses determined by the Zoning Administrator to be compatible with the Public/Quasi-Public designation.

III.4 Permitted Uses: Commercial Districts

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

- “P” = Permitted
- “C” = Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission
- “A” = Permitted subject to Conditional Use Permit by the Zoning Administrator.
- “a” = Permitted Accessory Use to a Permitted or Conditional Use
- “N” = Use Not Permitted

<u>Land Use</u>	<u>Land Use District</u>	
	<u>FC</u>	<u>PA</u>
A. Administrative and Professional Services	P	P
B. General Commercial Uses		
1. Antique shops (no outdoor storage)	P	N
2. Apparel stores	P	N
3. Art, music and photographic studios and supply stores	P	N
4. Appliance stores and repair (no outdoor storage)	P	N
5. Arcades and electronic games (see Section VI 4)	C	N
6. Athletic and health clubs	C	C
7. Automobile and/or truck services, sales, rental agencies;	C	N
8. Bakeries – retail	P	N
9. Barber and beauty shops	P	N
10. Bicycle shops, non-motorized	P	N
11. Blueprint and photocopy services	P	a
12. Book, gifts and stationery stores	C	N
13. Candy stores and confectioners	P	a
14. Car Wash subject to provisions of Section 19 58 060 CVMC	C	N
15. Catering establishments	P	N
16. Cleaners	P	N
17. Commercial recreation facilities not otherwise listed	C	N
18. Eating and drinking establishments:		
a. Bars, nightclubs cabarets	C	N
b. Restaurants, coffee shops, delicatessens:		

<u>Land Use</u>	<u>FC</u>	<u>PA</u>
1) with alcoholic beverages and/or entertainment	C	N
2) without alcoholic beverage	C	a
c. Snack bars and refreshment stands contained within a building	P	a
d. Fast food restaurants with drive-in or drive-through	P	N
19. Equipment rental (in enclosed building only)	P	N
20. Feed and tack stores (no outside storage)	P	N
21. Florists' shops	P	a
22. Food stores, supermarkets, drug stores	P	N
23. Furniture stores (<10,000 sf)	P	N
24. Gasoline service stations	C	N
25. Hardware stores (<10,000 sf)	P	N
26. Hobby shops	P	N
27. Hotels and motels (and accessory uses, including restaurant, bar, shops)	P	N
28. Janitorial services/supplies	P	N
29. Jewelry stores	P	N
30. Junior department, department stores, discount and membership department stores	P	N
31. Kiosks, and moveable vendors, including photo sales, located in parking lot.	C	N
32. Liquor stores (package, off-sale only)	C	N
33. Medical and dental offices, clinics	P	P
34. Mortuaries	C	N
35. Motorcycle sales and services including motorized bicycles	P	N
36. Newspaper and magazine stores	P	a
37. Nurseries and garden supply stores in screened area	C	N
38. Office suites, general	P	P
39. Office supplies/stationery stores	P	a
40. Parking facilities (commercial)	C	C
41. Pharmacies	P	P
42. Photocopying services	P	a
43. Printing shops	P	a
44. Recycling drop—off bins	C	N
45. Retail stores and shops	P	N
46. Retail distribution centers and manufacturer's outlets which require extensive floor areas for the storage and display of merchandise, and high volume, warehouse-type sale of goods	P	N
47. Stamp and coin shops	P	N
48. Swimming pool supplies	P	N
49. Television, stereo and radio stores including sales and repair	P	N
50. Theaters	C	N
51. Tire sales and services	C	N
52. Travel agencies	P	P
53. Veterinary offices and animal hospitals	C	N
54. General offices, financial institutions, Real Estate offices, institutional offices	P	P

<u>Land Use</u>	<u>FC</u>	<u>PA</u>
55. Any other retail business or service establishment supplying commodities or performing services determined by the Planning Commission to be of the same general character as the above mentioned permitted retail businesses or service uses and open during similar normal business hours	P	N
C. Public and Semi Public Uses		
1. Day nurseries, day care schools (subject to provisions of the Municipal Code)	C	C
2. Convalescent homes and hospitals	C	N
3. Clubs and lodges including YMCA, YWCA and similar youth group uses	C	C
4. Libraries	C	C
5. Educational institutions	C	C
6. Hospital, medical care facilities	C	C
7. Post office	P	P
8. Religions institutions	C	N
9. Group care facilities and residential retirement hotels	C	N
10. Utilities, public and private	C	C
11. Any other public or semi-public use determined by the Planning Commission to be of the same general character as other uses permitted by this section	C	C
D. Accessory Uses		
1. Accessory structures and uses located on the same site as a permitted or conditional use	P	P

III.5 Property Development Standards: Commercial Districts

The following property development standards apply to all land and buildings other than accessory buildings authorized in this district. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having a lot size less than 6,000 square feet. Each building site shall have a minimum 20 foot wide vehicular access to the street.

A. General Requirements

The following requirements are minimums unless otherwise stated:

	<u>FC</u>	<u>PA</u>
1 Lot area, net	1 ac*	1 ac*
2 Lot width (in feet)	100	150
3 Lot depth (in feet)	150	150
4 Front yard setback (in feet)	20	25
5 Side yard setback each side (in feet)	10	10
6 Pubic street setback (in feet)	20	20
· Otay Lakes Road	20	20
· Olympic Parkway	75**	n/a
7 Rear yard setback (in feet)	10****	10****
8 Building height, maximum	45 feet	45 feet

- * Map for condominium development does not need to meet lot area requirement, Minimum lot area may be reduced to 10,000 sf for master planned building complexes, subject to approval of a Site Plan Such Site Plan shall be for a total site of no less than 60,000 sf.
 - ** As measured from edge of sidewalk/curb
 - *** Increase to 50 feet when abutting residential district
- Note: Minor deviations may be approved by the Zoning Administrator with Site Plan Approval

III.6 Performance Standards: Commercial Districts

- A. Required front and street side yards shall be landscaped Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City's Landscape Manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.
- B. The noise level emanating from any commercial use or operation shall not exceed the standards established in the Chula Vista Municipal Code.
- C. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Director of Planning.
- D. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas. adjacent public streets and residential uses within the Village Center.
- E. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.
- F. Lighting. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Commercial District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.
- G. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
- H. Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six (6) feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls Permanent outdoor sales areas shall be screened to improve site aesthetics when viewed from a distance, but the screening materials are not required to be solid or opaque, and may allow filtered close-range views of the materials for sale. Screening materials and design shall be consistent with the architecture/materials of the adjacent building.

- I. Air Pollution. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718.
- J. Odor. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
- K. Energy Conservation. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:
 - 1. Cogeneration;
 - 2. South facing windows;
 - 3. Eave coverage for windows;
 - 4. Earth berming against exterior walls; and,
 - 5. Deciduous shade trees

SECTION IV BUSINESS CENTER DISTRICTS

IV.O Purpose

In addition to the objectives outlines in Section I.O (Purpose and Scope), the Business Center Districts are included to provide for a quality working environment and to achieve a harmonious mixture of uses which might otherwise be considered incompatible when located in close proximity. Activities are intended to promote employment opportunities in manufacturing, service, research and development, engineering and wholesale trade. In addition, the Business Center Districts are included to advance the following objectives:

- To reserve appropriately located areas for industrial use and protect these areas from intrusion by dwellings and other non-harmonious uses;
- To protect residential and commercial uses from noise, odor, dust, smoke, light intrusion, truck traffic and other objectionable influences and to prevent fire, explosion, radiation and other hazards incidental to certain industrial activities;
- To promote sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial operations on nearby residential or commercial districts; and
- To minimize traffic congestion and avoid overloading utilities by restricting construction of buildings of excessive size in relation to the amount of land around them.

A. Business Center Manufacturing Park District (BC-1)

This district is intended as an area for modern industrial, research, and administrative facilities which can meet high performance and development standards.

B. Business Center Manufacturing Service District (BC-2)

This district is intended as an area for light industrial and limited service commercial uses which can meet high performance and development standards.

C. Business Center Core Districts (BC-3 and BC-4)

These districts are intended as an area for modern light industrial, administrative and service uses as a transition from the Village Center Commercial Districts and the BC-1 & BC-2 Districts.

The Business Center District areas (BC-1, BC-2, BC-3 and BC-4) of the EastLake Business Center have been included and constitute a portion of the High Tech/Bio Tech Zone, an area of the City of Chula Vista, the territory of which is shown on the Land Use Districts exhibit, within which certain qualifying high technology, bio-technical and bio-medical uses are encouraged to locate by providing to those businesses economic and land use processing incentives.

D. Business Center Warehouse-Storage District (BC-5)

This district is intended as an area for self-storage facilities which serve the surrounding neighborhoods and business districts.

IV.1 Permitted and Conditional Uses: Business Center Districts

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol "N" appears are not permitted. Uses where the symbol "a" appears are only permitted as an accessory use to a basic permitted use. Uses where the Symbol "A" appears shall be subject to an Administrative Design Review/Conditional Use Permit or Variance.

Land Use		Land Use District				
		BC-1	BC-2	BC-3	BC-4	BC-5
A. Manufacturing						
1.	Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi—precious stones or metals, plaster, plastics, shells, textiles, tobacco, wood, and yarns; novelty items (not including fireworks or other explosive type items)	P	C	C	C	N
2.	Electrical and related parts; electrical appliances, motors and devices; radio, television, phonograph and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fat or oils)	P	C	C	C	N
3.	Furniture upholstering	P	C	C	C	N
4.	Rubber and metal stamp manufacturing	P	C	C	C	N
5.	Laboratories; chemical	P	C	C	C	N

Land Use		Land Use District				
		BC-1	BC-2	BC-3	BC-4	BC-5
6.	Laboratories; dental, electrical, optical, mechanical and medical	P	P	P	P	N
7.	Bottling plants	P	P	P	P	N
8.	Cement products manufacturing	N	C	N	N	N
9.	Pharmaceuticals; laboratories and manufacturing	P	P	P	P	N
B. Storage and Wholesale Trades						
1.	Mini-storage, public storage and storage warehouses	C	P	N	N	C
2.	Moving and storage firms	C	P	N	N	N
3.	Building materials and lumber storage yards and/or contractor's yards	N	C	N	N	N
4.	Building equipment storage, sales, rentals	N	C	N	N	N
5.	Automobile fleet storage	C	C	N	N	N
6.	Trailer, truck, or bus terminal	C	C	C	N	N
C. Services						
1.	Animal hospital or veterinary clinic and/or office	P	P	P	P	N
2.	Automobile and/or truck services including but not limited to: sales, rental agencies, body repair, painting and car washes	N	C	N	N	N
3.	Blueprinting and photocopying	P	P	P	P	N
4.	Cleaning and dyeing plant	N	C	C	C	N
5.	Distributors, showrooms and automobile offices	P	P	P	P	N
6.	Eating and drinking establishments:					
	a. Bars	C	C	C	C	N
	b. Restaurants, coffee shops, delicatessens:					
	1) With alcoholic beverages	C	C	C	C	N
	2) Without alcoholic beverages	A	A	A	A	N
	c. Snack bars, take-out only; refreshment stands within a building	P	P	P	P	N
	d. Fast food restaurants with drive-in or drive-through	C	C	N	N	N
7.	Furniture sales, new and used (no outdoor sales or display)	P	P	P	P	N
8.	Gasoline dispensing and/or automobile service station	C	C	N	N	N
9.	Kennels	N	C	N	N	N
10.	Heliports	C	C	C	C	N
11.	Motels, hotels and convention center's	C	C	C	C	N
12.	Newspaper publishing, printing, and distribution, general printing and lithography	P	P	P	P	N
13.	Offices, businesses, medical, professional, real estate and research	P	P	P	P	N
14.	Retail commercial when in conjunction with a permitted or conditional use	P	P	P	P	N
	Commercial recreation facilities	N	N	C	C	N
	Janitorial services/supplies	N	N	C	C	N
	Medical facilities, offices, clinics, convalescent homes, hospitals, group care, and similar related facilities	N	N	C	C	N

Land Use	Land Use District				
	BC-1	BC—2	BC-3	BC-4	BC-5
D. High-Technology Uses					
Research, development and manufacturing of advanced technology products (such as but not limited to systems, subsystems, components, peripherals and accessories), inclusive of prototype and experimental products, utilized in the fields of aerospace, avionics, computers, electronics, advanced materials, defense industries, communications, energy and environmental systems, transportation, telecommunication, optics/laser, fiberoptics, optoelectrics, video, imaging, magnetics, oceanography, and other related fields	P	P	P	P	N
E. Bio-Technical Uses					
Research, development and manufacturing of health care, food safety, nutrition, agriculture productivity and industrial and environmental improvement products, inclusive of prototype and experimental products involving use of organic, chemical, and biological processes	P	P	P	P	N
F. Bio-Medical Uses					
Research, development and manufacturing of organic drug delivery systems and diagnostic and therapeutic products, inclusive of prototype and experimental products, utilized in the field of medical care.	P	P	P	P	N
G. Public and Semi-Public Uses					
1. Day nurseries, day care schools and nursery schools	A	A	A	A	N
2. Post offices and post office terminals	A	C	C	C	N
3. Public utility pumping stations, equipment building and installation	A	A	A	A	N
4. Public utility service yards	N	C	C	C	N
5. Educational institutions, libraries, public or private including vocational schools	C	C	C	C	N
6. Clubs, Churches, and lodges, including YMCA, and similar youth group uses	C	N	A	A	N
H. Other					
1. Uses determined to be similar and consistent with the purpose of this chapter	C	C	C	C	N
I. Accessory Uses					
1. Accessory structures and uses located on the same lot as permitted or conditional use	P	P	P	P	N
2. Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms	P	P	P	P	N
3. Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use	A	A	A	A	N
J. Temporary Uses					
1. Temporary uses as prescribed in Section VI.O	P	P	C	A	N

IV.2 Property Development Standards: Business Center Districts

The following property development standards apply to all land and buildings other than accessory buildings authorized in this district. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having a lot size less than 6,000 square feet. Each building site shall have a minimum 20 foot wide vehicular access to the street.

A. General Requirements

The following requirements are minimums unless otherwise stated:

	<u>BC-1</u>	<u>BC-2</u>	<u>BC-3</u>	<u>BC-4</u>	<u>BC-5</u>
1 Lot area, net ¹	1 ac	1 ac	1 ac	1 ac	1ac
2 Lot width (in feet)	100	150	150	150	150
3 Lot depth (in feet)	150	150	150	150	150
4 Front yard setback (in feet)	20	25	25	25 ⁵	25
5 Side yard setback each side (in feet)	10	15	15	15 ⁵	15
6 Public street setback (in feet)	20	20	20	20 ⁵	20
7 Rear yard setback (in feet) ²	10	10	10	10 ⁵	10
8 Building height, maximum	35 feet or 2 stories, whichever is less ^{3&4}	35 feet or 2 stores, whichever is less ^{3&4}	60 feet ^{3&4}	35 feet ⁵	35 feet
9. Lot coverage (percent,	60	70	70	70	70

¹ Map for condominium development does not need to meet lot area requirement Minimum lot area may be reduced to 10,000 sf for master planned building complexes, subject to approval of a Precise Plan. Such Precise Plan shall be for a total site of no less than 60,000 sf.

² May be reduced to zero (0) with Site Plan approval for the purpose of this provision, lot means the minimum lot width and depth specified in the above minimum property development standards Rear yard setback shall be a minimum of 20' along the northern boundary of the Business Center II SPA abutting Rolling Hills Ranch.

³ Height limit for buildings on lots within Business Center II, that are not adjacent to the external boundary of the Business Center II SPA, may be considered to be increased subject to subsequent environmental analysis of the project specific Design Review application. For the purpose of this provision, "lot" means the minimum lot width and depth specified in the above minimum property development standards.

⁴ Additional building height, up to 60', may be approved with Design Review approval, and must be consistent with the Design Guidelines established for this planning area.

⁵ Height limit for buildings within the BC-4 District may be increased to 76 feet with approval of the Design Review Committee and provided that buildings taller than 35 feet comply with the following additional requirements:

- A. The building setbacks adjacent to residential district and scenic highways shall increase at a ratio of 1:1 and shall be measured from property line (except along Otay Lakes Road shall be measured from top of slope, regardless of where property line is located).
- B. Building design shall be subject to the design criteria contained in the Eastlake Business Center II Design Guidelines.

The Design Review Committee, at their discretion, may authorize minor deviations from the building setback ratio, if the architectural composition, style and overall concept, merits such deviation.

B. Special Requirements

- 1 Along all street frontages situated across from any residentially zoned property, a minimum three foot high landscaped earthen berm shall be constructed long all other lot lines adjacent to residential districts, a maximum eight (8) foot high wall may be constructed if required following Director of Planning review. Fences should blend in with the site's architecture.
- 2 Streetscapes shall be enhanced to provide an easy transition from the street to the building Patios, circulation and parking spaces can be included in setback areas to help buffer adjoining parcels from one another.
- 3 Reciprocal ingress and egress, circulation and parking arrangements shall be required where possible and feasible to facilitate vehicular movement between adjoining properties and to limit superfluous driveways.

IV.3 Performance Standards: Business Center Districts

- A. In all Business Center Districts the required setbacks shall be landscaped. Landscaping shall consist predominantly of plant materials and shall be irrigated by automatic sprinklers. All planting and irrigation shall be in accordance with the City's Landscape Manual All landscaping shall be permanently maintained in a clean, healthy and thriving condition, free of weeds, trash and debris.
- B. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building Exposed gutters, downspouts, vents, louvers and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.
- C. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
- D. Lighting. All light sources shall be shielded in such a manner that the light is directed away from streets and adjoining properties. Illuminators shall be integrated within the architecture of the building. The intensity of the light at the boundary of any Business Center District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.
- E. Electrical Disturbance, Heat and Cold, Glare No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundary of the site.
- F. Fire and Explosive Hazard. All uses involving inflammable and explosive materials shall be subject to initial and continued compliance with all applicable State regulations contained in the California Code of Regulations and the Uniform Fire Code.
- G. Noise. The acceptable outdoor noise exposure levels, measured at the property line, for the Business Center districts are given in the following table (See amended Chapter 19.66 CVMC for definitions and additional details)

Exterior Noise Limits*

<u>Receiving Land Use District</u> BC-1, BC-2, BC-3, BC-4 & IL	<u>10 p.m. – 7 a.m.</u> 70 dbA
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* Environmental Noise – Leg in any hour

* Nuisance Noise – not exceeded at any time

- H. Odor. Any use involving the creation or emission of odorous gases or other odorous matter shall be subject to initial and continuous compliance with all applicable County regulations including, but not limited to Rule 51 of the San Diego County Air Pollution Control District (APCD) regulations.

- I. Radioactivity. Any use involving radioactive materials shall be subject to initial and continued compliance with all applicable State regulations including, but not limited to, Title 17 of the California Code of Regulations and Uniform Fire Code.
- J. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot on which the use is located.
- K. In any Business Center District, the conversion of a project to condominium ownership shall meet all the requirements of the zone to the maximum extent possible. Specific City Council waiver shall be required where the zone requirements cannot be met.
- L. Air Pollution. Emission of air contaminants shall be subject to initial and continued compliance with all applicable County regulations including, but not limited to, Rule 50 of the San Diego County Air Pollution Control District (APCD) regulations.
- M. Outdoor Storage Areas shall be entirely enclosed by solid walls not less than eight (8) feet in height to adequately screen views from the external boundaries of the property.
- N. Energy Conservation Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical Buildings should be designed to minimize energy consumption, including, but not necessarily limited to the following conservation measures:
 - Cogeneration;
 - South facing windows;
 - Eave covering for windows;
 - Earth berming against exterior walls; and,
 - Deciduous shade trees
- O. Toxic Materials. Any use involving hazardous materials shall be subject to initial and continued compliance with all applicable State regulations including, but not limited to, those contained in the California Code of Regulations, State Health and Safety Codes, and the Uniform Fire Code.
- P. Liquid or Solid Waste. The discharge or deposit of liquid or solid wastes shall be subject to the provisions of Section 19.66.150 CVMC.

NOTE: With the exception of the Uniform Building Code and Uniform Fire Code, the above referenced State and County regulations shall not be administered by City departments/agencies.

SECTION V. SPECIAL PURPOSE DISTRICTS

V.0. Purpose

These districts are intended for general agriculture, open space, public and quasi-public uses. Only those additional uses which are complementary to, and can exist in harmony with, open space are permitted. For the open space districts, there is no lot size limitation and it is the intent

that these districts may be applied to a portion of a lot provided that the remainder of the lot meets the requirements for which it is zoned.

In addition to the objectives outlined in Subsection 1.0 (Purpose and Scope), the Open Space District is included in the Planned Community District Regulations to achieve the following purposes:

- To preserve open space for the conservation of natural resources;
- Maintain the natural character of the land;
- Provide for public/quasi-public and recreational uses;
- Conserve areas of historic and community significance for the enjoyment of future generations.
- Provide for private use of land under limited development; and
- Promote public health and safety.

V.1 Permitted and Conditional Uses: Open Space Districts

The following uses shall be permitted uses where the symbol “P” appears and shall be permitted uses subject to a Conditional Use Permit where the symbol “C” appears. Uses where the symbol “A” appears shall be subject to an Administrative Review. Uses where the symbol “N” appears are not permitted.

<u>Land Use</u>	<u>OS-1</u>	<u>OS-2</u>	<u>OS-3</u>	<u>OS-4</u>	<u>OS-5</u>	<u>OS-6</u>	<u>OS-7</u>
Agriculture – Interim	A	A	A	A	A	A	A
Arboreta (horticultural garden)	A	A	A	P	A	P	P
Christmas tree sales	A	N	A	A	A	A	A
Commercial equestrian facilities	N	N	N	N	N	N	A
Conference facilities	N	N	N	N	N	C	C
Field crops	A	N	A	A	A	N	A
Fruit and vegetable stands	N	N	C	N	A	N	A
Golf course/Country Club	N	N	N	N	N	P	A
Health Club/Spa	N	N	N	P	N	P	P
Heliport	N	N	N	N	C	C	C
Hotel/Motel/Lodging facilities	N	N	N	N	N	C	C
Incidental concessions	N	N	N	P	P	P	P
Parks and recreation facilities	P	P	P	P	P	P	P
Public and quasi-public uses	C	C	A	C	P	A	A
Temporary tract signs and offices	A	A	A	A	A	A	A
Tree farming	A	A	A	A	A	A	A
Utilities (public and private)	P	P	P	P	P	P	P

V.2 Permitted and Conditional Uses: Quasi-Public Facilities (PQ)

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol “N” appears are not permitted. Uses where the symbol “a” appears are only permitted as an accessory use to a basic permitted use.

<u>Land Use</u>	<u>PQ</u>
Agriculture – Interim	A

Arboreta (horticultural garden)	P
Christmas tree sales	A
Church/Religious Institution	P
Church related schools	C
Club, lodge, fraternal organization	A
Community Facility	P
Crops, Field	N
Fruit and vegetable stands	C
Grading and Infrastructure Improvements	P
Incidental Concessions	A
Parks and Recreation Facilities	P
Public and Quasi-public uses	P
Temporary tract signs and offices	A
Utilities (public and private)	P
Senior Care and recreation	P
Day Care Facilities	a
Recreation, non-profit, such as ball fields ¹	P

¹ Subject to the requirements outlined in Section 19 48 040 (B) (6) (d)
CVMC

V.3 Community Purpose Facilities (CPF) District Regulations

Lands designated “CPF” shall be subject to the applicable provisions in Title 19 of the Chula Vista Municipal Code for “Community Purpose Facilities”, including, but not limited to, Section 19 48 020 through 19 48 025.

Permitted and Conditional Uses: Community Purpose Facilities (CPF) Districts

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol “N” appears are not permitted. Uses where the symbol “a” appears are only permitted as an accessory use to a basic permitted use.

	<u>CPF</u>
1 Boy Scouts, Girl Scouts and other similar organizations	C
2 Social and human service activities, such as Alcoholics Anonymous	C
3 Services for homeless	C
4 Services for military personnel during the holidays	C
5 Senior care and recreation	C
6 Worship, spiritual growth and development, and teaching of family values	C
7 Day care facilities that are ancillary to any of the above	C
8 Private schools that are ancillary to any of the above	C
9 Interim uses, subject to the findings outlined in 19 48 025(E)	C
10 Recreation facilities, such as ballfields, for non-profit organizations serving the local community, subject to the requirements outlined in 19.48.004 (B)(6)(d)	C

V.4 Property Development Standards: Special Purpose Districts

A. The following regulations shall apply to the site of a Permitted or Conditional Use. The requirements are minimum unless otherwise stated

1	Density – Maximum Dwelling unit per legal lot	0
2	Lot width (in feet)	None Required
3	Lot depth (in feet)	None Required
4	Front yard setback (in feet)	20
5	Rear yard setback (in feet)	20
6	Side yard setback (in feet) each side	20/10
7	Building height	35 feet or two stories, whichever is less

V.5 Signs: Special Purpose Districts

Signs approved as a component of a SPA Plan (or Comprehensive Sign Program) shall be permitted within open space districts included within the SPA. Other signs shall be permitted only as provided in Section VII of these regulations.

SECTION VI. SPECIAL USES AND CONDITIONS

The provisions of this ordinance shall apply to the uses and conditions hereinafter enumerated. Where this section prescribes regulations more restrictive than the land use district in which a use or conditional use is permitted, the provisions of this section shall apply.

VI.0 Temporary Uses

The provisions of this Section shall be known as the Temporary Use Regulations and shall provide regulations for the uses hereinafter enumerated. Where this Section prescribes regulations more restrictive than the zone in which a use or conditional use is permitted, the provisions of this Section shall apply. Temporary uses are subject to approval by the Director of Planning, except as noted.

A. Temporary Uses Listed

1. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five (5) calendar days of operation in any calendar year. Requests exceeding these limitations will require the submittal and approval of a conditional use permit
2. Christmas tree sales lots, Halloween pumpkin sales, and other holiday sales subject to not more than forty (40) calendar days of site occupation and operation in any calendar year.
3. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes located within the subdivision, subject to the following minimum requirements:
 - a Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision, trailers may be used for no more than ninety (90) calendar days or until such time as the subdivision sales offices have been completed, whichever is less;
 - b An AC paved parking lot shall be provided with sufficient parking spaces to accommodate said use;
 - c Offices shall be allowed for a maximum of four years;
 - d Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required; and,
 - f Other conditions that the Director of Planning deems necessary to assure that the sales office will not constitute a nuisance or be objectionable to the residential uses in the neighborhood.
4. Outdoor art and craft shows and exhibits, subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) calendar day period.
5. Contractors' offices and storage yards on the site of an active construction project.

6. Mobile home residences for security purposes on the site of an active construction project.
7. Outdoor display and sales located within commercially zoned properties not to exceed more than five (5) calendar days in any sixty (60) calendar days and subject to appropriate conditions of the Planning Department.
8. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods of less than ninety (90) days, if said products are raised on the premises.
9. Temporary use of properly designed mobile trailer units for classrooms, offices, banks, etc, for periods not to exceed ninety (90) days subject to Administrative Review. Requests for such uses of more than ninety days duration shall require approval of a Conditional Use Permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.
10. For any agricultural and animal husbandry activity or project (4~I-I, FF A, or similar) conducted for educational purposes or school credits, a permit may be granted in any district when the Director of Planning determines that such use will not cause a public nuisance relative to sanitation and health conditions.
11. Charitable or school sponsored drop-off bins for recycling of cans, newspapers or similar items, or for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property or business owner. Said bins shall be kept in a neat and orderly manner.
12. Additional uses determined to be similar to the foregoing in the manner prescribed by Section I.4 of these regulations.

B Permits and Bonds

All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Director of Planning and other necessary permits and licenses, including but not limited to building permits, sign permits, and solicitors or vending licenses. In the issuance of such a permit, the Director of Planning shall indicate the permitted hours of operation and any other conditions, such as walls or fences and lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, except those listed under C, F, G, K and L above, a cash deposit may be required to be deposited by the City. This cash deposit shall be used to defray the costs of clean-up of the property by the City in the event the Permittee fails to do same.

C Extension or Modification of Limits

Upon written application, the Director of Planning may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Director of Planning determines that such extension or modification is in accord with the purposes of the zoning regulations.

D Condition of Site Following Temporary Usage

Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

E Fee

The application shall be accompanied by a fee established by the Master Fee Schedule to cover the cost of processing the application prescribed in this section. This fee may be waived by the approving authority for charitable groups that do not need any public services.

VI.1 Home Occupations

A Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Director of Planning prior to operation of such use. The fee shall be in accordance with the Master Fee Schedule.

- 1 There shall be no stock in trade or exterior storage of materials in the conduct of a home occupation.
- 2 A home occupation shall be conducted entirely within a dwelling; if in an attached or a detached garage, it shall not impede the use of said garage for vehicle storage.
- 3 Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in lint voltage outside the dwelling unit, shall be prohibited.
- 4 Only the residents of the dwelling unit may be engaged in the home occupation.
- 5 There shall be no sale of goods on the premises.
- 6 The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
- 7 There shall be no signs other than those permitted by this ordinance.
- 8 The required residential off-street parking shall be maintained.
- 9 A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the land use district in which it is located.
- 10 No vehicles or trailers (including pick-up trucks and vans) or construction or other equipment, except those normally incidental to residential use, shall be kept on the site.

VI.2 Recreational Courts

Construction of recreation courts, including necessary fencing and lighting, may be permitted subject to administrative review and a finding that adjacent properties will not be unduly affected.

Recreation courts shall meet the following minimum standards.

- A A maximum 20-foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.
- B Setbacks for the court shall be:
 - Side yard: 10 feet
 - Rear yard: 10 feet
- C Maximum of eight (8) lights permitted, height not to exceed 22 feet. All lights and light fixtures shall be certified by a qualified lighting engineer to:
 - 1 Be designed, constructed, mounted and maintained such that, the light source is cut off when viewed from any point five (5) feet above the ground measured at the lot line.
 - 2 Be designed, constructed, mounted and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed 2 foot candle above ambient levels.
 - 3 Be used between 7:00 a.m. and 10:00 p.m.
- D The surface area of any recreational court shall be designed, painted, colored and/or textured to reduce the reflection from any light incident thereon.
- E Landscaping shall be installed as required between the fence and the property line.

VI.3 Kennels – Commercial and Non-commercial

The following regulations are established for operation and maintenance of commercial and non-commercial kennels in the Manufacturing Service Land Use Districts pursuant to Section IV.I.C9.

- A Animal runs shall meet the following minimums:
 - 1 Minimum sizes:
 - 3'0" X 5'0" for small size animals
 - 3'0" X 9'0" for medium size animals
 - 9'0" x 9'0" for large size animals
 - 2 Animal runs shall be constructed and/or coated with non-porous material to discourage the breeding of ticks and other similar pests.
 - 3 All animal runs and animal holding areas shall have concrete or other durable flooring sloped for proper drainage.
 - 4 All animal runs shall be provided with adequate enclosures to provide protection from inclement weather.
 - 5 All animal runs shall be provided with drains sufficient to control drainage and daily washing of the runs.

- 6 All animal runs shall be washed down daily to control odor, flies and the breeding of ticks, fleas, bacteria and other similar pests.
- B All kennels shall be served by sewer and/or all excrement produced by said kenneled animals shall be dispersed on a regular basis so as to control flies and odor, or stored in an enclosed container and dispersed on a regular basis.
- C All noise shall be sound attenuated so that the noise level measured at the property line is within the ambient level for the land use district in which the site is located.
- D No animal runs, exercise areas or keeping of the kenneled animals for commercial and non-commercial purposes shall be located within the required front, street side or side yards of the land use district in which the site is located.

VI.4 Arcades

- A In order to minimize adverse effects that arcades and electronic games may have on the neighborhood or area in which it is located, the following regulations are established. Arcades may be permitted only in the Village Center Commercial land use district subject to a conditional use permit and to the conditions listed herein:
 - 1 All such facilities shall provide parking with ingress and egress designed so as to minimize traffic congestion; shall be not less than twenty feet away from any adjacent residential zone; and shall show that adequate controls or measures will be taken to prevent offensive noise and vibration. Should the Municipal Code be amended to provide additional regulation of these uses, such amendments shall apply to arcade or similar uses within EastLake II.
 - 2 The operation of four or less machines shall be permitted provided their operation is ancillary to the use of the building and said use does not materially alter the principal use of such a building. The operation of four or less machines where they are the principle use may be approved by the Director of Planning where, in his judgment, the location does not constitute a traffic or safety hazard to the public or abrogate the intent of the regulations contained in this section.

SECTION VII. COMPREHENSIVE SIGN REGULATIONS

VII.0 Purpose

The provisions of Sections VII 0 through VII 3, inclusive, shall be known as the Comprehensive Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-site and off-site signs.

The City of Chula Vista recognizes the need for signs as a means to identify businesses within the community. However, the City also recognizes that signing is an important design element of the physical environment. Regulations consistent with the goals and objectives of the community are necessary to ensure that the character and image the community is striving for can be attained.

It is the purpose of this chapter to make EastLake II attractive to residents, visitors, and commercial, industrial and professional businesses while maintaining economic stability through an attractive signing program. Specifically, the purposes of this chapter are to:

- Protect the general public health, safety and welfare of the community;
- Reduce possible traffic and safety hazards through good signing;
- Direct persons to various activities and uses, in order to provide for maximum public convenience;
- Provide a reasonable system of sign regulations, to ensure the development of a high quality visual environment;
- Encourage signs which are well designed and pleasing in appearance and to provide incentive and latitude for variety, good design relationship to the business or use it identifies, and spacing between signs and buildings;
- Encourage a desirable urban character which has a minimum of clutter;
- Enhance the economic value of the community and each area, business and use thereof, through the regulation of such elements as size, number, location design and illumination of signs; and,
- Encourage signs which are well located, and take in to account the service and usage of adjacent areas.

VII.1 Permit Requirement and Review

A Sign Permit Required

A sign permit shall be required in accordance with Section 19.60.030 of the Municipal Code for any sign except as follows; provided, however, any signage in excess of the specific exemption listed below is prohibited:

- 1 Permanent window signage not exceeding twelve (12) square feet per business frontage and limited to the name of the business, service, or use, hours of operation, address and emergency information, except exposed neon tubing signs advertising products for sale on the premises, are permitted as permanent signs.

- 2 Temporary advertising signage painted on the window or constructed of paper, cloth, or similar expendable material affixed on the window, wall or building surface, provided that all of the following conditions are met:
 - a The total area of such signs shall not exceed twenty-five (25) percent of the window area; however, in all cases, twelve (12) square feet per business frontage is permitted.
 - b Such signs shall be affixed to the surface for no more than thirty (30) continuous calendar days but for not more than sixty (60) days each calendar year, to promote a particular event or sale of product or merchandise.
- 3 Real Estate Signs for Residential Sales: One (1) sign per street frontage not exceeding four (4) square feet in area and five (5) feet in height, provided it is unlit and is removed within fifteen (15) days after the close of escrow or the rental or lease has been accomplished. Signs placed on the rear street frontage are prohibited. Open House signs not exceeding four (4) square feet in area and five (5) feet in height are permitted for directing prospective buyers to property offered for sale.
- 4 Political signs: Political signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any Municipal, County, State or Federal election shall be permitted subject to the following provisions and any other applicable provisions within this chapter.
 - a Any person, party or group posting signs in the City shall abide by the provisions herein set forth.
 - b All political signs shall be placed, erected, constructed, painted or assembled, no earlier than thirty (30) calendar days prior to the election and shall be removed no later than ten (10) calendar days following the date of the election.
 - c A political sign shall not exceed thirty-two (32) square feet in total area for one side; double-faced signs shall not exceed thirty-two (32) square feet per side. No signs shall be placed in a manner that would obstruct visibility of or impede pedestrian or vehicular traffic, or to endanger the health, safety, or welfare of the community.
 - d All political signs shall not exceed an overall height of eight (8) feet from the finished grade immediately around the sign.
 - e No political signs shall be lighted either directly or indirectly unless said sign is erected, painted or constructed on an authorized structure already providing illumination.
 - f No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall be posted on any public property or in the public right-of-way, if in the opinion of the Director of Planning, said sign impedes or renders dangerous public access to any public improvement, including but not limited to utility poles and fire hydrants; or

obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of a public right-of-way.

- g No political sign shall be posted in violation of any provisions of this chapter. Further, the Director of Planning or his designee shall have the right to remove all signs placed contrary to the provisions of this section. Any political sign placed on private property without the consent of said private property owner may be removed by said owner or representative of said owner.
- 5 Contractor or Construction Signs: For residential projects greater than four (4) dwelling units, commercial and industrial projects, two (2) directory signs shall be permitted on the construction site for all contractors (may include financial institutions, real estate agents, subcontractors, etc) not exceeding thirty-two (32) square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight (8) feet in overall height and shall be located no closer than ten (10) feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two (2) signs per development site may be installed with a maximum of four (4) square feet in area and five (5) feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits.
- 6 Future Tenant Identification Sign: Future tenant identification signs may be placed on vacant or developing property to advertise the future use of an approved project on the property and where information may be obtained. Such signs shall be limited to one (1) per fronting street and to a maximum of ninety-six (96) square feet in area and twelve (12) feet in overall height each. Further, such signs shall be placed no closer than ten (10) feet to any property line. Any such sign shall be removed upon finalization of building permits. Where a project has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.
- 7 Real Estate Signs for Sale of Commercial or Industrial Property: One (1) sign per street frontage not to exceed thirty-two (32) square feet in area to advertise the sale, lease or rent of such property. No such sign shall exceed eight (8) feet in overall height and shall not be located within the public right-of-way. Where a property has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.
- 8 Interior signs within a structure or building when not visible or readable, not intended to be read from off-site or from outside of the structure or building.
- 9 Identification signs for a business, service or use no greater than four (4) square feet in area may be permitted. Said signs shall not be visible from the public right-of-way, shall be attached to the main building, shall be for pedestrian traffic, and shall not otherwise require a building permit.
- 10 Memorial tablets, plaques, or directional signs for community historical resources. installed by a City recognized Historical Society or civic organization.
- 11 Convenience signs and secondary directional signs not exceeding four (4) square feet in area (see SPA Plan)

- 12 Residential building identification signs used to identify individual residences and not exceeding four (4) square feet in area.
- 13 One name plate per parcel not exceeding four (4) square feet in area for single family residential uses and agricultural uses.
- 14 Official and legal notices issued by any court, public body, person, or officer or in furtherance of any nonjudicial process approved by state or local law.
- 15 Signs providing direction, warning, or informational signs or structures required or authorized by law or by Federal, State, County, or City authority.
- 16 A single official flag of the United States of America and/or two (2) flags of either the State of California or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of five (5) feet by eight (8) feet unless otherwise specifically approved on a Site Plan.
- 17 Signs of public utility companies, indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones.
- 18 Safety signs on construction sites.
- 19 One (1) freestanding time and temperature sign that conveys time and temperature only and not exceeding twelve (12) square feet in area nor fifteen (15) feet in height, or not higher than the roofline, whichever is less, when combined with business identification in accordance with Section VII.3, and counted toward sign area for the freestanding sign.
- 20 One (1) wall mounted time and temperature sign that conveys time and temperature only not exceeding twelve (12) square feet in area shown when combined with business identification in accordance with Section VII.3, and counted toward sign area for the wall sign.
- 21 "No Trespassing", "no parking", and similar warning signs not exceeding four (4) square feet.
- 22 Signs on public transportation vehicles regulated by a political subdivision, including but not limited to buses and taxicabs.
- 23 Signs on licensed commercial vehicles, provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Section VII.1.B.
- 24 A change of copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with Section VII.1.
- 25 Incidental signs for automobile repair stores, gasoline service stations, automobile dealers with service repairs, motels and hotels, showing notices of services provided or required by law, trade affiliations, credit cards accepted, and the like,

attached to a freestanding sign, structure or building; provided that all of the following conditions exist:

- a The signs number no more than four (4).
- b No such sign project beyond any property line.
- c No such sign shall exceed an area per face of four (4) square feet.

26 Copy applied to fuel pumps or dispensers by the manufacturer such as fuel identification, station logo and other signs required by the law.

27 Agricultural signs, either wall or freestanding types, non-illuminated, and not exceeding four (4) square feet for lots two (2) acres or less and sixteen (16) square feet for lots greater than two (2) acres, identifying only the agricultural products grown on the premises. The number of such signs shall be one (1) per street frontage or a maximum of two (2), with all signs to be located below the roofline and freestanding signs to be no higher than eight (8) feet.

B Prohibited Signs: All signs not expressly permitted are prohibited in all zones, including but not limited to the following:

- 1 Roof signs
- 2 Flashing signs (except time and temperature signs)
- 3 Animated signs (conveying the illusion of motion).
- 4 Revolving or rotating signs.
- 5 Vehicle Signs (when parked or stored on property to identify a business or advertise a product.)
- 6 Portable signs (except where permitted in this chapter.)
- 7 Off-site signs (except temporary subdivision signs)
- 8 Signs within the public right-of-way (except those required by a governmental agency). No sign shall be so placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign, or so as to impede access to any public improvement, or to obstruct the vision of any such signs except as may be permitted in Section VII.1. A. 4 of this Chapter.
- 9 Signs located on public property except as may be permitted in by Section VII.1.A.4 of this chapter or those required by a governmental agency.
- 10 Signs within the public right-of-way prohibited by the Streets and Highways Code (Sec 101 et seq. and Sec 1460 et seq), the Vehicle Code (Sec 21400 et seq.) and the Public Utilities Code (Sec 7538 et seq)
- 11 Signs blocking doors or fire escapes
- 12 Outside light bulb strings and exposed neon tubing outside of building (except for temporary uses such as Christmas tree lots, carnivals and other similar events with prior approval of the City)
- 13 Banners, flags, pennants and balloons (except as permitted in Section VII.A.16 and except for special events as provided for in this chapter in Section VII.2. A.3)
- 14 Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in this Chapter in Section VII.2.A.3)
- 15 Advertising structures (except as otherwise permitted in this chapter)

- 16 Statuary (statues or sculptures) advertising products or logos of the business that are located outside of the structure that houses the business.
- 17 The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls or other structures.
- 18 Readerboard/changeable copy signs, either electric or non-electric except as permitted in this chapter.
- 19 Signs which purport to be or are an imitation or resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

C Signs Relating to Inoperative Activities: Signs pertaining to activities or businesses which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty (30) days after the premises has been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this chapter and local ordinance.

D Enforcement, Legal Procedures, and Penalties: Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by the Municipal Code. Unauthorized illegal signs may be abated by the City in accordance with local ordinance. If said sign is stored by the City the owner may recover said sign from the City upon payment to the City of any storage and/or removal charge incurred by the City. The minimum charge shall be no less than three dollars (\$3 00) per sign. All signs removed by the City may be destroyed thirty (30) calendar days following removal. If any sign, in the opinion of the Director of Planning, is an immediate threat to the public health and safety, said sign shall be immediately and summarily removed with the cost of said removal charged to the property owner in accordance with local ordinances.

E Construction and Maintenance:

- 1 Construction: Every sign and all parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City regulations and the Uniform Building Code.
- 2 Maintenance: Every sign and all parts, portions, and materials shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces, and malfunctioning or damaged portions of a sign shall be repaired or replaced within thirty (30) calendar days following notification of the business by the City. Noncompliance with such a request will constitute a nuisance and will be abated. Any maintenance, except a change of copy, which does not involve structural change, is permitted.

VII.2 Sign Regulations

Sign permits may be issued for signs included under this section provided the signs are in compliance with all other applicable laws and ordinances.

A Signs Permitted in any Land Use District:

The following signs may be permitted in any land use district. These signs are in addition to those signs expressly permitted in each land use district and are subject to the provisions listed:

- 1 Convenience Signs: On-site signs no greater than six (6) square feet necessary for public convenience or safety may be approved by the Director of Planning or his designee. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from on-site or from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.
- 2 Comprehensive Sign Program for Commercial and industrial Zones: A Comprehensive Sign Program shall be developed for all commercial and industrial centers consisting of four (4) or more tenant spaces. The purpose of the program shall be to integrate signs with building and landscaping design into a unified architectural unit. This shall be achieved by:
 - a Using the same background color on all signs.
 - b Using not more than three (3) different colors for sign lettering.
 - c Using the same type of cabinet supports, or method of mounting for signs of the same type, or by using the same type of construction material for components, such as sign copy, cabinets and supports, or by using dissimilar signing determined compatible by the Director of Planning.
 - d Using the same form of illumination for all signs, or by using varied forms of illumination determined compatible by the Director of Planning.
 - e Allowing the use of different colors for logos.
- 3 Special Event Signs: Special event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, new management, inventory sales, Christmas tree lots, parades, rodeos, and fairs that are to take place within EastLake II.
 - a Community Special Events such as a rodeo or community fair may be permitted the following signage:
 - (1) No more than four (4) off-site signs up to thirty-two (32) square feet and eight (8) feet in height to publicize the event indicated above.
 - (2) Temporary advertising signing (2) consistent with the requirements set forth in Section VII.1. A. 2.

- b Commercial Special Events such as grand openings, Christmas tree lots, painted seasonal holiday window displays, and notice of new management may be permitted the following signage:
 - (1) No more than one (1), thirty-two (32) square foot or smaller, eight (8) feet in height, on-site, freestanding, special event sign.
 - (2) All other on-site special event signs can be either wall and window signs, flags, banners and pennants inflatable advertising devices of a temporary nature may be permitted. In no case shall any signage, flag, pennant, inflatable device or banner be placed in a location not approved by the Director of Planning.

4 On-Site Subdivision Signs:

- a One (1) temporary, on-site subdivision sign not to exceed 64 square feet total area for two (2) sides or 32 square feet for one (1) side and total overall height of twelve (12) feet may be permitted on each Circulation Element street frontage of the property being subdivided, not to exceed two (2) such signs for all phases of any subdivision; otherwise a maximum of one (1) sign is permitted.
- b Such sign shall be for the identification of a subdivision, price information and the developer's name, address and telephone number.
- c Such signs shall be removed within ten (10) calendar days from the date of the final sale of the land and/or residences or within twenty-four (24) months, whichever comes first. Extensions of twelve (12) months may be approved by the Director of Planning.
- d Signs shall be maintained in good repair at all times.
- e A cash deposit of three hundred dollars (\$300) per sign shall be deposited with the sign application to ensure compliance with this chapter and removal of such sign. Said deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.

5 Off-Site Subdivision Directional Sign:

- a A maximum of four (4) signs may be used to lead customers to the site.
- b Signs shall be made of panels which shall be no longer than seventy-two (72) inches by twelve (12) inches each and shall be grouped on a single, double or four-sided kiosk. Such structure shall contain no more than seven (7) panels per side nor exceed seven (7) feet in height.
- c A sign kiosk shall be located not less than three hundred (300) feet from an existing approved sign site. Further, each sign may only contain the name of the planned community, subdivision, developer or development logo and a directional arrow.

- d The placement of each sign structure and its copy shall be reviewed and approved by the Director of Planning prior to installation.
- e All kiosks that are to be placed on private property shall be with prior written consent of the property owner, to allow the City, in the event of noncompliance, to enter said property and remove the sign. A copy of said consent shall be filed with the Department of Planning prior to the acceptance of a sign permit application.
- f A kiosk location plan shall be prepared showing the site of each kiosk and shall be submitted to and approved by the Director of Planning prior to the acceptance of a sign permit application.
- g Any sign approved for a particular subdivision within EastLake II shall not be changed to another subdivision without prior approval of the Director of Planning
- h There shall be no addition, tag signs, streamers, devices, display boards, or appurtenances added to the sign as originally approved. Further, no other directional signing may be used as posters, portable signs, vehicle signs, trailer signs or temporary subdivision (bootleg) signs.
- i All off-site subdivision signs not conforming to this ordinance shall be deemed a public nuisance and removed prior to the program.
- j A three hundred dollar (\$300) cash deposit shall be placed with the City to ensure compliance with this chapter. Any sign placed contrary to the provisions of this chapter may be removed by the City and the cost of removal shall be deducted from said deposit. Additional costs incurred by the City resulting from the removal of illegal signs shall be charged to the developer.
- k Said sign shall be allowed until the units within the subdivision are sold out, or for a period of twenty-four (24) months, whichever occurs first. Extensions of twelve (12) months may be approved by the Director of Planning.

VII.3 Sign Design Standards

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or type of business on the site, and to the extent possible, signs located on commercial sites; but in a predominantly residential area, shall take into consideration compatibility with the residential area.

- A Relationship to Buildings: Signs located upon a lot with only one main building housing the use which the sign identifies, shall be designed to be compatible with the predominant visual elements of the building, such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building, such as a shopping center or other commercial or industrial area developed in accordance with a common development plan, shall be designed to be compatible with predominant visual design elements common or similar to all such buildings or the buildings occupied by the "main tenants" or principal uses.

The Director of Planning may condition approval of any sign to require such visual elements to be incorporated into the design of the sign where such element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings.

- B Relationship to other signs: Where there is more than one (1) freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one (1) or more of the following five (5) design elements:

- 1 Type of construction materials (such as cabinet, sign copy, supports);
- 2 Letter style of sign copy;
- 3 Type or method used for supports, uprights or structure on which sign is supported;
- 4 Sign cabinet or other configuration or sign area; or
- 5 Shape of entire sign and its several components.

- C Landscaping: Each freestanding sign shall be located in a planted landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The planted landscaped area shall be maintained in a neat, healthy and thriving condition.

- D Illumination and Motion: Signs shall be non-moving stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing)

- E Sign Copy: The name of the business, use, serve and/or identifying logo shall be the dominant message on the sign. The use of advertising information such as lists of products (more than one product), is prohibited.

- F Relationship to Streets: Signs shall be designed so as not to obstruct any pedestrian, bicyclist or driver's view of right-of-way.

SECTION VIII OFF-STREET PARKING

VIII.0 Purpose

All regulations set forth in this section are for the purpose of providing convenient off-street parking space for vehicles. The parking requirements of this section are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner or operator of the specific use to provide and maintain adequate off-street parking.

The provisions and standards set forth in this section apply primarily to non-residential uses. The standards for residential uses are included in Section II.3, Property Development Standards: Residential Districts

VIII.1 General Provisions

- A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.
- B. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking space required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.
- C. The required parking facilities needed for any development shall be located on the same site, or if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.
- D. The requirements of this ordinance shall apply to temporary as well as permanent uses.
- E. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully usable during workday periods or as needed by the use of the premises.
- F. Where the application of these schedules results in a fractional space then the fraction shall be rounded to the higher whole number.
- G. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
- H. In the calculation of parking requirements for village centers, off-peak hour uses from the normal operating hours of the center shall not be counted toward the parking requirement.

- I In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section. Where residential and commercial uses are mixed, reduced guest parking may be permitted by the Zoning Administrator in consideration of shared parking with the commercial uses.
- J A maximum of 25 percent (1/4) of the parking spaces required on any site may be provided as "compact" spaces for non-residential uses.
- K Tandem parking shall not qualify as required parking unless specifically approved by the Planning Commission.
- L Required parking may be reduced by the Planning Commission with approval of a Conditional Use Permit.
- M In the VC-5 and BC-4 land use districts, as a condition of any required entitlement or permit, the total number of required parking spaces for a single use or a mix of uses may be satisfied using off-site parking within 500 feet of the subject property(ies) provided:
 - i. A shared parking agreement is recorded for the duration of the subject uses and need for shared parking.
 - ii. Demonstration of adequate parking for the proposed mix of uses with complimentary parking use patterns via a parking use or needs survey to the satisfaction of the approving agency.

Any use not sufficiently specified herein, as determined by the Director of Planning, or where the parking for a use may require additional detail, the provisions of Title 19 of the Chula Vista Municipal Code relative to parking shall be applied.

VIII.2 Schedule of Off-street Parking Requirements

<u>USE</u>	<u>MINIMUM OFF-STREET PARKING REQUIRED</u>
A. Administrative and Professional Services	1 space/300 square feet of gross floor area; minimum of 4 spaces
B. Shopping Centers and General Commercial	1 space/200 square feet of gross floor area
Uses except as noted below:	
1. Eating & drinking establishments	1 space/each 2.5 seats or 1 space/50 square feet of seating area where there are no fixed seats
a. Fast food restaurants with drive-in or drive through	1 space/each 7 seats plus one (1) space per employee, minimum 15 spaces and an on-site queue line for at least eight (8) vehicles when drive through is included
b. Planned Shopping Centers Complexes (VC-1)	5 spaces per 1000 square feet of building area for all uses (outdoor garden areas and dining patios are not required to provide additional parking)

2. Gasoline dispensing and/or automotive services stations	2 spaces plus four (4) for each service bay
3. Appliance and/or furniture stores	1 space/600 square feet of gross floor area ¹
4. Hotels and motels	1 space per unit plus 1 space for every 25 rooms or portion thereof provided on the same lot
5. Auto and/or truck sales	1/10 the car storage capacity of the facility
6. Medical and dental offices or clinics, veterinary offices or clinics	1 space/200 square feet of gross floor area; minimum of 5 spaces
7. Commercial recreation facilities ²	
a. Bowling alleys, billiard halls	5 spaces/alley plus 2 for each billiard table plus required parking for other uses on the site.
b. Commercial stables	1 space/5 horses boarded on-site
c. Driving range (golf)	1 space/tee plus required parking for any other uses on the site
d. Golf course (regulations)	6 spaces/hole plus required parking for any other uses on the site
e. Miniature golf	3 spaces/hole plus required parking for any other uses on the site
f. Skating rinks] space/100 square feet of gross floor area
g. Tennis, handball, and racquetball facilities	3 spaces/court plus required parking for any other uses on the site
h. Theatres	
(1) Motion picture	1 space/3.5 seats
(2) Playhouse	1 space/3.5 seats

¹Parking for furniture stores within the BC-4 and VC-5 Districts shall be provided at a rate of 1 space/1,100 square feet of gross floor area.

²Parking may be reduced by Director of Planning when facility is provided as a residential development amenity, recognizing that some local residents will not drive to facilities.

C. Public and Semi-Public Uses

1. Day nurseries, day care schools	1 space/staff member plus i space/5 children or 1 space/10 children if adequate drop-off facilities
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are provided. Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of drop-off facilities proposed shall be determined by the Director of Planning.

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| 2. Convalescent and/or nursing homes (congregate care facilities) | 1 space/3 beds |
| 3. Hospitals | 1.5 spaces/bed |
| 4. Educational institutions, private | |
| a. Elementary and junior high school | 1 space per employee plus 5 spaces |
| b. Senior high schools | 1 space per 4 students |
| c. Colleges and vocational schools | 0.5 space/faculty member and employee plus 1 space/3 students |
| d. Churches, convents, monasteries, other religious institutions, and other spaces of public assembly | 1 space/3 5 seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium where there are no fixed seats |
| 5. Public Utilities | To be determined by the Director of Planning |

D. Manufacturing Uses

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| 1. Manufacturing | 1 space per 1.5 employees or 1 Space/800 square feet of gross floor area devoted to manufacturing plus the required parking for square footage devoted to other uses, whichever is greater. Ten (10) percent of the spaces provided must be designed for use by carpools. |
| 2. Research and Development | 1 space/300 square feet of gross floor area Ten (10) percent of the spaces provided must be designed for use by carpools. |
| 3. Storage | 1 space/1,000 square feet of gross area for the first 20,000 square feet devoted to storage plus the required parking for square footage devoted to other use 1 space/2,000 square feet for the second 20,000 square feet. 1 space/4,000 square feet for area in excess of 40,000 square feet. |

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| E. <u>Single Family Residential and Multiple Family Residential</u> | Indicated in their respective land use districts |
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1. Senior Housing Projects 1 space/bedroom (may be reduced by City Council)

F. Handicapped Parking Requirements

Handicapped parking requirements are established by the State of California. The parking standards contained in this section are identical to those established by the State. Any future change in the State handicapped parking standards would preempt the requirements given in this section.

1. Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.
2. Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

<u>Number of Automobile Spaces Provided</u>	<u>Number of Handicapped Spaces Provided</u>
1 – 40	1
41 - 80	2
81 – 120	3
121 – 160	4
161 – 300	5
301 – 400	6
401 – 500	7
Over 500	7 + 1 for each 200 additional automobile spaces provided

3. Handicapped parking spaces required by this section shall count toward fulfilling automobile parking requirements.

G. Bicycle Parking Requirements

The matrix below contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

<u>Use</u>	<u>Minimum Bicycle Parking Required</u>
1. Administrative and Professional Services over 20,000 square feet of gross floor area	5 spaces
2. Shopping centers with 50,000 square feet of gross floor area	1 space/33 automobile parking spaces required
3. Eating and drinking establishments	2 spaces
a. Fast food restaurants, coffee shops,	5 spaces

delicatessens, etc.

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|----|--|--|
| 4. | Medical and dental offices or clinics, veterinary offices or clinics | 2 spaces |
| 5. | Commercial Recreation | 1 space/33 automobile parking required |
| 6. | Hospitals | 4 spaces |
| 7. | Churches | 4 spaces |

H. Motorcycle Off-Street Parking Requirements

Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

1. Uses with 20 to 100 automobile parking spaces shall provide one designated area for use by motorcycles.
2. Uses with more than 100 automobile parking spaces shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.

VIII.3 Property Development Standards: Off-street Parking

The following property development standards shall apply to all land, buildings, and uses authorized by the Planned Community District Regulations.

A. General Requirements

The following are minimum unless otherwise stated:

1. Residential
 - a. Covered in a garage or carport: 10' x 20' each space
 - b. Uncovered: 9' x 18 5' each space.
2. All others shall use Parking Table, on following page.
3. Motorcycle parking space: 4 feet by 8 feet.
4. Bicycle parking space: 2 feet by 6 feet.
5. Automobile, handicapped, motorcycle and bicycle: All parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or any other all-weather surfacing approved by the Director of Planning and subject to current city standards.
6. Striping and Identification

- a. Automobile: All parking stalls shall be clearly outlined with double lines on the surface of the parking facility.
- b. Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.
- c. Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.
- d. Bicycle: All bicycle spaces shall be clearly identified.

B. Special Requirements

- 1. Any unused space resulting from the design of the parking area shall be used for landscaping purposes.
- 2. All parking lot landscaped islands shall have a minimum inside dimension of four (4) feet and shall contain a twelve (12) inch wide walk adjacent to parking stall and be separated from vehicular areas by a six (6) inch high, six (6) inch wide Portland cement concrete curb.
- 3. All landscaping areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.
- 4. All parking facilities shall have lighting in accordance with the current City standards. The lighting shall be designed and installed so as to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen (18) feet from the finished grade of the parking surface and directed away from the property lines.
- 5. All parking facilities shall be graded and drained so as to provide for the disposal of all surface water on the site.
- 6. In any R zone except RC and RM, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:
 - a. No motorized or non-motorized vehicle shall be parked, stored and kept in the front yard except on land adjacent to the driveway or in the driveway.
 - b. If motorized or non-motorized vehicles are to be parked, stored, or kept on the lot, other than as permitted in "a" above, they must be for the personal use of the resident.

VIII.4 Performance Standards: Off-Street Parking

- A. All parking facilities required by this ordinance shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. The parking facilities shall not be used for the storage of merchandise, or for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis pursuant to Section VI.0 (Temporary Uses)
- B. All shopping centers that use shopping carts shall provide convenient and safe on-site storage areas for the shopping carts.
- C. Handicap, motorcycle, and carpool parking areas, when required, shall be located within close proximity of the entrance to the facility.

SECTION IX. ADMINISTRATION

IX.0 Purpose

The land Use District Map and these Planned Community District Regulations shall be administered as provided for herein.

IX.1 Standard Procedures

- A. General: The Administrative Procedures, Conditional Uses, and Variances, Chapter 19.14 of the Chula Vista Municipal Code, shall be utilized as applicable to the administration of the Planned Community of EastLake II.
- B. High Tech/Bio Tech Zone: Notwithstanding the above provisions, the High Tech/Bio Tech Subcommittee shall act in place of the Planning Commission and Design Review Committee on discretionary applications for high technology, bio technical and bio medical projects located within the High Tech/Bio Tech Zone, as described and established by Ordinance No 2621, in accordance with the authority vested in the High Tech/Bio Tech Subcommittee by said ordinance.
- C. Sectional Planning Areas (SPA) and Section Planning Areas Plans (SPA Plans). The administration of SPA Plans shall be as provided for in Section 19.48.090 through Section 19.48.130 inclusive of the Chula Vista Municipal Code, except that the Director of Planning may accept less detail or require additional detail to suit the scope of the SPA.

IX.2 Administrative Review

- A. Purpose: Certain uses may vary greatly in its effect depending on the scope, location, or exact circumstances. In order to avoid the permitting of these uses without any formal review, and to relieve the Planning Commission and City Council of formally reviewing uses which have insignificant or compatible effects, an Administrative Review is established.
- B. Application: The Administrative Review is applicable to uses identified on the Permitted Use matrices herein with the symbol "A".
- C. Procedures: The procedure shall be as specified in Section 19.14.030, Zoning Administration-Actions authorized without public hearing, in the Chula Vista Municipal Code; except that in addition, the Zoning Administrator may determine after reviewing the scope, location, or exact circumstances of the proposed use that the formal hearing process of the Conditional Use Permit procedure is warranted. If the Zoning Administrator makes the determination that a Conditional Use Permit is warranted, then the applicant shall be required to comply with the Conditional Use Permit procedures as specified in Sections 19.14.060 through 19.14.110 inclusive in the Chula Vista Municipal Code.

IX.3 Site Plan and Architectural Approval

- A. Purpose: The purpose of site plan and architectural approval is to review proposed projects to determine compliance with the provisions of those regulations and to promote orderly and harmonious development with good design character.

- B. Application: This approval process is applicable to projects within all districts except RE and RS districts, where the Tentative Tract Map approval process may be used. Single family detached units on lots exceeding 5,000 sf (including those in the RE or RS districts) may use the Tentative Map to satisfy the Site Plan Review Requirement. Such single family units on lots larger than 5,000 sf may, at the discretion of the developer, apply for Site Plan Review.
- C. Procedures: The procedures shall be as Specified in Section 19.14.420 through Section 19.14.480 inclusive.

IX.4 Other Provisions

In the event that these regulations do not address any particular matter relevant to the proper development and use of property within EastLake II, the provisions of Title 19 of the Chula Vista Municipal Code shall apply.